

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 20, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich

Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend D.N. Moffat of Trinity Baptist Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Mrs. Kathy Lillie. Also present were Aldermen McMath, Percival-Smith and Mr. Morris - Municipal Clerk - Richmond.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Ford

THAT the Minutes of the Regular Council Meeting of March 13, 1979, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

SECONDED by Ald. Gerard

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Subdivision Application
6476 Adera Street

Council noted a request from the South Granville Property Owners' Association opposing a sub-division application for 6476 Adera Street, and requesting to address Council on this matter.

It was also noted that the Director of Planning anticipates a report to Council on April 3, 1979.

MOVED by Ald. Boyce,

THAT the delegation request from the South Granville Property Owners' Association be approved and the representation be heard when the Director of Planning's report is before Council on April 3, 1979.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Grant Request to the
B.C. Heritage Trust

Council noted the following letter from the Heritage Advisory Committee:

"At a special meeting of the Heritage Committee, March 12th, it was decided to request funding up to a maximum amount of \$6,500.00 from the B.C. Heritage Trust Fund for the purpose of completing the inventory of City buildings begun under a similar grant last summer.

Therefore, the Heritage Advisory Committee respectfully requests that Council support a request to the B.C. Heritage Trust for a grant in the sum of \$6,500.00 for this project."

MOVED by Ald. Marzari

THAT Council support a request by the Heritage Advisory Committee to B.C. Heritage Trust for a grant in the sum of \$6,500.00 to complete the inventory of City buildings begun under a similar grant last summer.

- CARRIED UNANIMOUSLY

3. Transit Concerns

MOVED by Ald. Harcourt

THAT a communication from the Vancouver City Planning Commission dated March 14, 1979, on Transit Concerns, be referred to the Standing Committee on Transportation for consideration of the policy matters contained in this letter, in conjunction with a report from the City Manager on the technical aspects raised in the communication:

FURTHER THAT Mr. Spaeth and Mr. Ward of the Urban Transit Authority be requested to be present at the Committee meeting at that time, to provide input into the discussion.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 16, 1979

Works & Utility Matters
(March 16, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: C.P. Rail Right-of-Way Kitsilano Point
- Cl. 2: Sewer Separation on Private Property - 746, 780, 810-20 and 850 S.W. Marine Drive
- Cl. 3: Tender - Supply and Delivery of 6", 8", 12", 18" and 24" Water and Sewer Pipe
- Cl. 4: New Right-of-Way Agreement with B.C. Hydro - False Creek, Area 6, Phase II

Clauses 1 - 4 inclusive

MOVED by Ald. Gerard

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 20, 1979. 3.

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(March 16, 1979)

Development Permit Application
3445 Point Grey Road
(Clause 1)

MOVED by Ald. Puil

THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(March 16, 1979)

Legal Expenses - Detectives
Blythe and Stevens.
(Clause 1)

MOVED by Ald. Rankin

THAT consideration of this clause be deferred to the next meeting of Council pending a statement from the Mayor as to the particular circumstances surrounding this case.

- CARRIED UNANIMOUSLY

During discussion of this clause, it was requested that in similar cases the Mayor, as Chairman of the Police Board, provide a statement of the circumstances surrounding each case. The Mayor so agreed.

Fire & Traffic Matters
(March 16, 1979)

Freebus
(Clause 1)

MOVED by Ald. Kennedy

THAT the City apply to the Province for demonstration project funding for FreeBus and approve \$85,500 from the 1979 Operating Budget for City participation in half the cost.

- CARRIED

(Ald. Boyce, Little, Marzari opposed.)

MOVED by Ald. Marzari (in amendment)

THAT the City fund the FreeBus for a two-month period pending a report from the City Engineer on the up-to-date statistics relating to this service.

- LOST

(Ald. Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion of Alderman Kennedy was put and carried.

Regular Council, March 20, 1979.4

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(March 16, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Adjustment of 1978 Real Property Taxes -
3 Vets Ltd.
- Cl. 2: Streets and Lanes for St. Paul's Hospital Expansion
- Cl. 3: Investment Matters (Various Funds) January, 1979
- Cl. 4: Vancouver Museum and Planetarium Association
Contract Renewal
- Cl. 5: Metric Conversion of Mapping

Adjustment of 1978 Real Property
Taxes - 3 Vets Ltd.,
(Clause 1)

MOVED by Ald. Puil

THAT this clause in the report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

Streets and Lanes for
St. Paul's Hospital Expansion
(Clause 2)

MOVED by Ald. Rankin

THAT the City convey the required street and lane to the Sisters of Charity with respect to the expansion of St. Paul's Hospital, in reliance on the letters received from the parties involved.

- CARRIED

(Ald. Boyce, Ford and Marzari opposed)

Investment Matters (Various
Funds) January 1979.
(Clause 3)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Vancouver Museum and Planetarium
Association Contract Renewal
(Clause 4)

MOVED by Ald. Little

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Metric Conversion of Mapping
(Clause 5)

The City Engineer and Mr. T. Mulder, Assistant City Engineer reviewed this report for the information of Council.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Boyce and Kennedy opposed)

DELEGATIONS1. The Dance Machine
887 Seymour Street

Council, on March 6, 1979, resolved that the operator of the Dance Machine be advised that Council will proceed with the show cause hearing on this cabaret on March 20, 1979.

Mr. Bob Dunn, representing the operator, spoke in support of the issuance of a business licence to his client, and suggested that Council consider passing a by-law prohibiting dancing in cabarets after 2:00 a.m. He also referred to the fact that various other clubs remain open after 2:00 a.m.

Sgt. Wellman, in charge of the police team for the area, indicated that since the police report of December 20, 1978, which was before Council this day, there has been no dramatic change in the operation of this club. The social behaviour of the clients in this club, and certain others in the vicinity, is still an immense problem for the police department who encounter problems with clients almost every night and, in addition, receive complaints from Granville Merchants Association with respect to vandalism.

During discussion it was noted that, although the operator of the Dance Machine has applied for a business licence for his club, it has not yet been issued.

MOVED by Ald. Rankin

THAT the Director of Permits and Licences be instructed to not issue a business licence for 1979 to the operator of the Dance Machine, 887 Seymour Street;

FURTHER THAT the Liquor Control Board be advised of this fact.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT, should the operator continue to operate his club without a business licence, the Director of Legal Services be authorized to proceed with an application for an injunction to have this club closed down forthwith, without the need to report back to Council on this matter.

FURTHER THAT the Director of Legal Services be also empowered to provide all necessary undertakings to the Court.

- CARRIED UNANIMOUSLY

2. Heroin Addiction and
Treatment Facilities

Council, on March 13, 1979, deferred consideration of the City Manager's report of February 27th and March 6, 1979, on the Heroin Addiction and Treatment Facilities to permit a delegation from the Chairman of the Alcohol and Drug Commission.

Mr. Hoskin, Chairman of the Alcohol and Drug Commission circulated a brief and addressed Council on this matter. He outlined the services which would be provided at these treatment centres. He also claimed that City Council was exercising a form of discrimination by suggesting that there be an amendment to the Zoning and Development By-law to make these uses conditional within C-1, C-2, C-2B, C-3A, MC-1, M-1 and M-2 districts of the Zoning and Development By-law. He suggested that permission could be given to the organization to operate its treatment facilities in various areas of the City on a one-year's trial basis and, if there were any problems with any of the locations, the organization would undertake to relocate.

Cont'd....

Regular Council, March 20, 1979. 6.

DELEGATIONS (Cont'd)

Heroin Addiction and
Treatment Facilities (Cont'd)

His Honour, Judge Bewley, Legal Consultant to the Commission reiterated Mr. Hoskin's statements and stated he was impressed by the Commission's plans and its responsibilities.

Mrs. Banner, a member of the Victoria Drive Citizens Association filed a brief and addressed Council opposing a proposal to locate a treatment centre at 7155 Victoria Drive. She stated that the centre conflicts with residential uses or neighbourhood commercial areas adjacent to residential uses. The Association considers that areas adjacent to hospitals or industrial areas would be more suitable for this type of facility.

MOVED by Ald. Bellamy

THAT the report of the City Manager, dated February 27, 1979 on Heroin Addiction and Treatment Facilities, be received for information;

FURTHER THAT the application by the Director of Planning to amend the C-1, C-2, C-2B, C-3A, MC-1, M-1 and M-2 Districts of Zoning and Development By-law No. 3575, be referred direct to Public Hearing.

- CARRIED

(Ald. Kennedy and Puil opposed)

The Council recessed at 4:45 p.m. and reconvened in the Council Chamber at 4:55 p.m. with the same members present.

DELEGATIONS (Cont'd)

3. Revisions to Townhouse Guidelines
for RT-2 and RT-2A District Schedules

Before Council this day was a report of the Standing Committee on Planning and Development on meetings held on February 15th, 22nd and March 8th 1979, on Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules. The report concluded with the following recommendations:

- A. That the guidelines for townhouse (and apartment) development in the RT-2 and RT-2A zoned areas be approved.
- B. That the Director of Planning monitor the results of the guidelines and report back in one year with an assessment of their effectiveness.

Council, on March 13, 1979, had agreed to hear delegations on this matter when the report of the Committee was before it.

The following addressed Council:

Mr. D. Matheson - spoke to his brief which was circulated to Council, supporting the recommendations of the Committee with particular reference to the Kitsilano area.

Mr. E. Ratsoy - also filed a brief supporting the recommendations of the Committee, with particular reference to the Kitsilano area.

Mr. P. Lattey - addressed Council in support of the Committee's recommendations.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in its report dated February 15th, 22nd and March 8th, 1979, be approved.

- CARRIED

(Ald. Boyce opposed)

Regular Council, March 20, 1979. 7.

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(March 16, 1979)

Business Orientation Program
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

-CARRIED UNANIMOUSLY

Property Matters
(March 16, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Demolitions - 2849, 2875 and 2881 St. George Street (Kivan Boys and Girls Club)
- Cl. 2: Development of City-owned Property - N/E Corner Dunsmuir and Richards Streets
- Cl. 3: Lease - 555 West 6th Avenue (Westquip Diesel Sales)
- Cl. 4: Policy re Taxes on Leasing City-owned Lands
- Cl. 5: Option to Purchase - N/S Wall Street between Cambridge and Trinity Streets
- Cl. 6: Rental Review and Consent to Assignment - City Land - E/S Glen Drive South of William Street
- Cl. 7: Sale of City Property - North of 2nd Avenue between Lakewood and Templeton Drives

Clauses 1 - 7 inclusive

MOVED by Ald. Puil

THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(March 13, 1979)

Proposed R.C.M.P. Expansion
and Redevelopment

MOVED by Ald. Kennedy

THAT consideration of this report be referred to the Planning and Development Committee for further study and report to Council.

- CARRIED UNANIMOUSLY

C. Manager's Report
(March 16, 1979)

Name Tags for Members of
Vancouver Police Department

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTSI. Report of Standing Committee
on Community Services,
March 8, 1979

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Nursing Home Facilities in the City of Vancouver
- Cl. 2: Extension of hours - Burrard Hotel 'Pub'
- Cl. 3: Progress Report - Hotel Vancouver Upgrading
- Cl. 4: Family and Juvenile Court Committee
- Cl. 5: Balmoral Hotel, 159 East Hastings Street
- Cl. 6: Request for Endorsement of an Application to Health & Welfare Canada for Research Project
- Cl. 7: Liquor Store at Hastings and Main Streets
- Cl. 8: Rooming House at 634 East Georgia Street

Clauses 1 - 8 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4, 5, 6, 7 and 8, be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee
on Planning and Development,
March 8, 1979

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Airport Planning Process
- Cl. 2: Liaison Aldermen to Various L.I.P. and N.I.P. Committees

Airport Planning Process
(Clause 1)

During consideration of this clause Council noted a letter dated March 14, 1979, from the Vancouver City Planning Commission respectfully requesting that Council recommend the Vancouver City Planning Commission as one of the participants in the Committee suggested in recommendation A of the Committee.

MOVED by Ald. Harcourt

THAT the following recommendations of the Committee be approved.

- A. That the Mayor and the Chairman and the Vice-Chairman of the Standing Committee on Planning and Development meet directly with the Federal Minister of Transport and with other interested ministries, organizations, and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, and the Community Forum on Airport Development.
- B. That the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above.

- (amended)

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)Standing Committee on
Planning & Development (Cont'd)Airport Planning Process
(Clause 1) (Cont'd)

MOVED by Ald. Ford (in amendment)

THAT the Vancouver City Planning Commission be included in the group suggested by the Committee.

- CARRIED

(Ald. Boyce, Gerard, Harcourt, Puil and the Mayor opposed)

The amendment having carried the motion of Alderman Harcourt, as amended and reading as follows was put and CARRIED UNANIMOUSLY.

"THAT the following recommendations of the Committee be approved:

- A. That the Mayor and the Chairman and the Vice-Chairman of the Standing Committee on Planning and Development meet directly with the Federal Minister of Transport and with other interested ministries, organizations and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, the Community Forum on Airport Development and the Vancouver City Planning Commission.
- B. That the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above."

Underlining denotes amendment

Liaison Aldermen to Various
L.I.P. and N.I.P. Committees
(Clause 2)

During consideration of this clause, Council noted a request from the Oppenheimer Area Planning Committee that Alderman Ford be named as Liaison Alderman for their area.

MOVED by Ald. Harcourt

THAT the recommendation of the Committee as contained in this clause be approved;

FURTHER THAT the letter from the Oppenheimer Area Planning Committee be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee
on Transportation,
March 8, 1979

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Request for Pedestrian Actuated Signal -
Intersection of Fraser and 20th Avenue
- Cl. 2: Cancellation of Exclusive Bus Lane on
Seymour Street
- Cl. 3: Champlain Heights Transit Changes

Clauses 1 and 2

MOVED by Ald. Bellamy

THAT the recommendations of the Committee as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Transit Changes
(Clause 3)

MOVED by Ald. Bellamy

THAT the recommendation of the Committee as contained in this clause be approved;

FURTHER THAT copies of the Committee's recommendation be forwarded to the G.V.R.D. and Burnaby Council for information.

- CARRIED

(Ald. Kennedy, Little and the Mayor opposed)

IV. Report of Standing Committee
on Finance & Administration,
March 8, 1979

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Vancouver Public Aquarium Association -
Grant Request
- Cl. 2: Health Department Lifestyle Project - Update
- Cl. 3: Employee Fringe Benefit Plans
- Cl. 4: Departmental Reorganization - Permits and
Licenses Department
- Cl. 5: Council Members' Travel Expense & Mayor's Fund
Policies and Regulations
- Cl. 6: 1981 World Cross-Country Championship for Vancouver
B.C. Track & Field Association - Reception

Clauses 1 - 4 inclusive

MOVED by Ald. Little

THAT clause 1 be received for information and the recommendations of the Committee as contained in clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Council Members' Travel Expenses
& Mayor's Fund Policies and Regulations
(Clause 5)

MOVED by Ald. Gerard

THAT further consideration of this report be deferred.

- CARRIED UNANIMOUSLY

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)Finance and Administration
(March 8, 1979) (Cont'd)1981 World Cross-Country Championship
for Vancouver - B.C. Track & Field
Association - Reception
(Clause 6)

MOVED by Ald. Little

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

V. Part Report of Standing Committee
on Finance and Administration,
March 15, 1979

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Park Board Departmental Review and 5% Budget Reduction
- Cl. 2: Stanley Park Seawall Pedestrian/Cycle Path
- Cl. 3: International Federation for Housing and Planning Congress, Goteborg, Sweden - May 14th to 19th, 1979

Park Board Departmental Review
and 5% Budget Reduction
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Stanley Park Seawall Pedestrian
Cycle Path
(Clause 2)

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

International Federation for Housing
and Planning - Congress in Goteborg,
Sweden, May 14 to 19, 1979
(Clause 3)

MOVED by Ald. Marzari

THAT the City contribute \$5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses for one member of Strathcona community at the International Federation of Housing and Planning, International Congress, Goteborg, Sweden - May 14 - 19, 1979.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little,
Puil and the Mayor opposed.)

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Finance & Administration
(March 15, 1979) (Cont'd)International Federation for
Housing and Planning - Goteborg (Cont'd)

MOVED by Ald. Ford

THAT the City contribute \$3,500 towards the cost of a supporting exhibit and possible travel and accommodation expenses for one member of Strathcona community at the International Federation of Housing and Planning, International Congress, Goteborg, Sweden - May 14 - 19, 1979.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little,
Puil and the Mayor opposed)

No further action was taken.

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, March 21, 1979.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Ford

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW ENACTED PURSUANT TO SECTION 8(1) (g) OF THE URBAN TRANSIT AUTHORITY ACT, REQUESTING THAT THE URBAN TRANSIT AUTHORITY OF BRITISH COLUMBIA ENTER INTO AN AGREEMENT WITH THE CITY OF VANCOUVER TO SHARE THE COST OF THE FREEBUS DEMONSTRATION PROJECT.

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

- 2. A BY-LAW TO AMEND BY-LAW No.2193
BEING THE FIRE BY-LAW. (Transport of Explosive)

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

- 1. The following Notice of Motion was submitted by Alderman Little, Seconded by Ald. Bellamy and recognized by the Chair.

Procedure By-law Amendment

MOVED by Ald. Little,
SECONDED by Ald. Bellamy

THAT WHEREAS the Council Procedure By-law now provides that no member shall use offensive words in or against the Council or any member thereof;

AND WHEREAS offensive words are used in Council meetings both against the Council and against members thereof;

AND WHEREAS the respect for Council and its integrity is challenged;

THEREFORE BE IT RESOLVED THAT Section 20 of Procedure By-law No. 3792 be amended to provide additionally as follows:

"If and when the Presiding Officer requests a member of Council to apologize for what is, in his opinion, an offence against either a member of Council or the Council itself and the Presiding Officer fails to receive such apology in Council meeting, he may then 'name' the member.

On a member being named, the City Clerk shall minute the name of the offending member, together with a brief statement of the infraction.

(Notice)

Regular Council, March 20, 1979. 14.

NOTICE OF MOTION (Cont'd)

2. The following Notice of Motion was submitted by Alderman Little, Seconded by Ald. Gerard and recognized by the Chair.

Filling of Vacancies

MOVED by Ald. Little
SECONDED by Ald. Gerard

THAT vacancies occurring in regular staff positions not be filled automatically by Department Heads but first be reviewed for report to the City Manager to:

- (a) Justify the continuing need,
 - (b) Consider whether some organizational change is indicated:
- the Manager to take appropriate action thereafter.

(Notice)

ENQUIRIES AND OTHER MATTERS

Highland Restaurant

Alderman Bellamy

referred to the fact that this matter was due to be reported to Council 'In Camera' in the near future. Mr. Mulberry undertook to discuss this matter with the Director of Legal Services on his return from vacation, for report to Council at the next meeting.

Representation from the
Park Board on Council
Committee on the Arts.

Alderman Boyce

referred to a request from the Park Board that it be represented on the Council Committee on the Arts, and requested the status of this request. The Mayor advised it will be discussed at the next meeting of the Arts Committee on Friday, March 23, 1979.

Integrated Committee of
Council, School Board
and Park Board.

Alderman Boyce

enquired re the status of the Park Board's request that the Integrated Committee of Council, School Board and Park Board be reinstated. The Mayor indicated that he is currently considering this matter for report to Council.

Regular Council, March 20, 1979. 15.

ENQUIRIES & OTHER MATTERS (Cont'd)

Smoking in Public Places

Alderman Boyce

referred to the prevalence of smoking in public places, especially hospital and doctors waiting rooms and requested that the Health Department look into current by-laws prohibiting smoking in public places for report back. The Mayor indicated he would discuss this matter with the City Manager.

Cost of Possible
Injunction against the
Dance Machine

Alderman Gerard

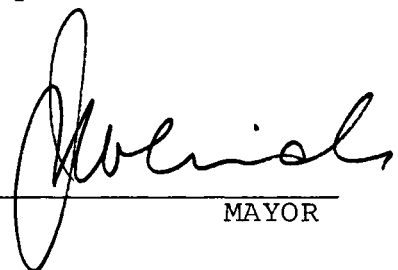
enquired the cost to the City if it were to proceed with obtaining an injunction against the Dance Machine. Mr. Mulberry indicated that the cost would be minimal.

* * * * *

The Council recessed at 6:05 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 20, 1979, adopted by Council on April 3, 1979.



MAYOR



CITY CLERK

CITY OF VANCOUVERSPECIAL COUNCIL - MARCH 22, 1979PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 22, 1979, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and the False Creek Area Development Plan By-law.

PRESENT: Deputy Mayor Puil
Aldermen Boyce, Ford, Little,
Marzari and Rankin

ABSENT: Mayor Volrich
Alderman Bellamy
Alderman Gerard
Alderman Harcourt
Alderman Kennedy

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Puil in the Chair, to consider proposed amendments to the Zoning and Development By-law and the False Creek Area Development Plan By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - S/E Corner of 16th Avenue
and Burrard Street

An application was received from Mr. G. Elmitt, of G. Elmitt Construction Ltd. to rezone Lot 1, Block 488, D.L. 526, Plan 4502 being the southeast corner of 16th Avenue and Burrard Street.

From: RS-4 One Family Dwelling District
To: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law would restrict the form of development as follows:

- Uses:
- A maximum of 4 detached one-family dwellings;
 - Accessory uses customarily ancillary to the above (including off-street parking);

subject to such conditions as Council may by resolution prescribe.

F.S.R. Not to exceed 0.5

The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

cont'd.....

Special Council (Public Hearing), March 22, 1979 2

Rezoning - S/E Corner of 16th Avenue
and Burrard Street (cont'd)

The following shall be excluded in the computation of floor space ratio:

- (a) balconies, canopies, sundecks, swimming pools and other features which the Director of Planning considers similar, to a maximum total area of 8 per cent of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building.

Site
Coverage:

The maximum site coverage for buildings shall be 38% of the site area.

Site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sundecks.

Height:

The maximum height of any building shall be the lesser of 26 ft. (7.925 m) or two storeys.

Yards:

The following yards shall be provided:

- (a) a minimum of 24 ft. (7.315 m) measured from the property line along West 16th Avenue;
- (b) a minimum of 5.5 ft. (1.676 m) measured from the property line along Burrard Street;
- (c) a minimum of 5.5 ft. (1.676 m) measured from the westerly property line;
- (d) a minimum of 33 ft. (10.058 m) measured from the centre line of the lane to the south.

Off-Street
Parking:

Off-street parking spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575 with a minimum of two off-street parking spaces provided for each dwelling unit.

And subject to the following conditions:

1. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design and its relationship to adjacent development, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection and provision of useable open space.
2. That the form of development is not to be materially different from the plans prepared by P.A. Grant, Architect, dated July 11, 1978, and stamped "Received, City Planning Department, July 13, 1978".
3. Should the above conditions not be complied with by the owner within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

cont'd.....

Special Council (Public Hearing), March 22, 1979 3

Rezoning - S/E Corner of 16th Avenue
and Burrard Street (cont'd)

- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Mr. Ray Spaxman, the Director of Planning, reviewed the application and gave a verbal description of the physical characteristics and nature of the Shaughnessy neighbourhood and expanded on his reasons for opposing the application as contained in his memorandum dated March 20, 1979, copies of which were distributed to Council (on file in City Clerk's office).

Mr. Spaxman advised that if approved, the development would establish a precedent that, if followed, would alter considerably the Shaughnessy residential neighbourhood which is currently under special study by his staff. He advised a Shaughnessy plan should be completed by the year's end which will set forth guidelines for the future of the area. The Director of Planning indicated the City Engineer has some concerns as the sewer system in the Shaughnessy area is now at its maximum capacity and any increase in density could have serious implications on the sewer system.

Copies of a letter dated March 21, 1979 (on file in the City Clerk's Office) from Mr. A. Keith Mitchell of 1637 Cedar Crescent, requesting Council to permit the rezoning, were distributed to Council.

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Mr. G. Elmitt, applicant, spoke in favour of his development proposal stating the subject property is not suitable for a large single-family home as the site is on the fringe of the Shaughnessy residential neighbourhood.
- Mrs. Joyce Catliff, 4198 Angus Drive, spoke in opposition to the application, saying it would be "a shattering precedent" and that in view of the Planning Department's study of the Shaughnessy area, any development permit would be premature.
- Mr. Drew Bourne, 1652 Marpole Avenue, spoke in opposition to the application adding that he has studied Shaughnessy as part of his architectural training and that the approval would be premature and would set a precedent. A decision should at least await the results of the Planning Department's study.
- Mr. Philip Owen, Shaughnessy Heights Property Owners Association, advised that his Association is not opposed to the application, does not feel it's approval would establish a precedent and suggested the subject property is not suitable for a single-family home.
- Ms. Marjorie Asano, 1751 Cedar Crescent, spoke in favour of the proposed development and complained of a Hare Krishna temple in her neighbourhood, which she felt is not suitable in a single-family area.

MOVED by Ald. Rankin,

THAT the application of Mr. G. Elmitt of G. Elmitt Construction Ltd. to rezone the southeast corner of 16th Avenue and Burrard Street from RS-4 One Family Dwelling District to CD-1 Comprehensive Development District be refused.

- CARRIED UNANIMOUSLY

cont'd.....

Special Council (Public Hearing), March 22, 1979 4

Rezoning - S/E Corner of 16th Avenue
and Burrard Street (cont'd)

MOVED by Ald. Little,

THAT Council request the Director of Planning to make every effort to have the plan for the Shaughnessy area before Council by the end of this year.

- CARRIED UNANIMOUSLY

2. Proposed Amendment to Section 13.1
of the Zoning and Development By-law

An application was received from the Director of Planning to amend Section 13.1 of the Zoning and Development By-law to clarify commencement of the 12 month period which must elapse before consideration of a similar Zoning and Development By-law amendment where a previous application for amendment has been refused. The proposed By-law would not affect Council's authority to waive this 12 month period in special instances.

MOVED by Ald. Boyce,

THAT the application from the Director of Planning to amend Section 13.1 of the Zoning and Development By-law to clarify commencement of the 12 month period which must elapse before consideration of a similar Zoning and Development By-law amendment where a previous application for amendment has been refused, be approved.

- CARRIED UNANIMOUSLY

3. False Creek, Area 6, Phase 2,
Area Development Plan By-Law

An application was received from the Director of Planning to amend the Area Development Plan By-law for False Creek, Area 6, Phase 2, to clarify the dwelling unit types and percentage of each required in False Creek, Area 6, Phase 2, and any consequential amendments.

Mr. R. Scobie, Zoning Division of the Planning Department, explained the draft by-law which would accomplish this amendment, distributed to members of Council earlier, was incorrect and copies of a new Draft By-law were distributed by the City Clerk.

MOVED by Ald. Rankin,

THAT the application of the Director of Planning to amend Area Development Plan By-law No. 5019 (as amended by By-law No. 5112) to clarify the dwelling unit types and percentage of each required in False Creek, Area 6, Phase 2, and any consequential amendments be approved.

- CARRIED UNANIMOUSLY

cont'd.....

Special Council (Public Hearing), March 22, 1979 5

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted
and the Director of Legal Services be instructed to prepare and
bring in the necessary amendments to the Zoning and Development
By-law and the False Creek Area Development Plan By-law.

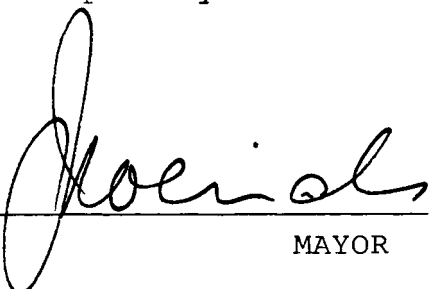
- CARRIED UNANIMOUSLY

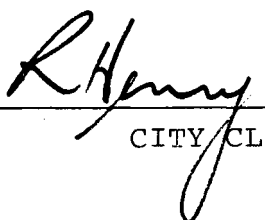
- - - - -

The Special Council adjourned at approximately 8:25 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of March 22, 1979, adopted by Council
on April 3, 1979.


MAYOR


CITY CLERK

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 15/FEBRUARY 22/MARCH 8, 1979

A Special Meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1979 at approximately 7:30 p.m.

PRESENT: Alderman H. Boyce, Chairman
Alderman M. Ford
Alderman W. Kennedy
Alderman G. Puil

ABSENT: Alderman M. Harcourt

ALSO PRESENT: Alderman D. Bellamy
Alderman D. Little
Alderman D. Marzari

COMMITTEE CLERK: J. Thomas

1. Revisions to Townhouse Guidelines for
RT-2 and RT-2A District Schedules

On August 29, 1978, in a Manager's Information Report to Council, the Director of Planning expressed concern at the substantial increase in applications for townhouses in certain areas of the City and stated a study would be initiated to review, clarify and revise the guidelines which permit townhouses in RT-2 and RT-2A areas.

At the Special Meeting convened this day, the Committee considered a City Manager's Report dated January 17, 1979 (circulated), which outlined the results of the study and submitted the Director of Planning's proposals for revised guidelines for townhouse and apartment development in RT-2 and RT-2A zoned areas, dealing with the following:

- 1) Density
- 2) Present Land Use Conditions
- 3) Maximum Frontage
- 4) Setback Requirements (applying to RT-2A only)
- 5) Open Space
- 6) Area Services
- 7) Project Design and Unit Design
- 8) Heritage Considerations

Because there had not been an opportunity for staff to meet with applicants of recent townhouse development proposals, community organizations and citizens with a specific interest in this issue, representatives of these groups were invited to attend this Special Meeting of the Standing Committee and participate in the discussion.

Clause No. 1 cont'd:

Mr. D. Cornejo, Senior Planner, reviewed the Manager's Report with the Committee and with the aid of slides, showed examples of existing residential buildings in six major RT-2 and RT-2A areas, i.e. Kitsilano, Vancouver General Hospital/City Hall, Mount Pleasant, Cedar Cottage, Grandview-Woodlands, Marpole. Mr. Cornejo explained that the situation which had brought about the need for revised guidelines was caused by two related concerns:

- the number of recent applications and inquiries with respect to townhouse development in RT-2 areas which had given rise to the question of the impact of these projects on their neighbourhoods and the precedent which any approval had on future applications.
- the intent of the RT-2A District, Section 1 of the Schedule which was to encourage the retention of the existing residential buildings and ensure that redevelopment was at a scale in keeping with the existing character of the neighbourhood. However, the interpretation and lack of clarity of the guidelines had caused developers to make applications where it was not intended to permit townhouses.

The study findings pointed to a need to maintain the character, density and scale of the RT-2 and RT-2A areas through the redevelopment process, and to ensure that redevelopment takes place primarily in response to 'natural changes' (e.g. replacement of a burned-out house, or a house in a structurally unsound condition). There was also a need to provide more certainty to the development permit process for applications in the RT-2 and RT-2A zoned areas.

With specific reference to the RT-2 zoned areas, there was a need to ensure that approval of new developments did not preempt the conclusions and recommendations of Council-authorized local area planning programs. In RT-2A zoned areas, there was a need to ensure that the zoning and the guidelines did not provide any real or implied incentive to demolish and redevelop to townhouses, but rather clearly point to retention and rehabilitation (and conservation and/or infill, if appropriate) as the preferred form of development, consistent with the Plan and zoning intent.

The revised guidelines clarified the following criteria against which townhouse proposals would be measured and minimized the discretionary aspects of the development permit approvals process without preventing creativity and innovation:

- (a) maximum number of units per development
- (b) present land use conditions
- (c) maximum frontage
- (d) setback requirements
- (e) open space
- (f) area services
- (g) project design (compatibility) and unit design (livability)
- (h) heritage considerations.

The report noted that a provision to prohibit "clustering" recommended by the Kitsilano Citizens Planning Committee had not been included in the revised guidelines because it was felt this type of guideline would not be an equitable method of limiting the numbers and location of townhouse development.

Clause No. 1 cont'd:

The Chairman invited representations from those present and the following addressed the Committee:

- Mr. P. Wardle, Architect, representing the Housing Committee of the Architectural Institute of B.C., advised the Institute was basically pleased with the revised guidelines and recognized a very real problem did exist. Architects were concerned with escalating land values with no commensurate increase in the selling price for the end product. Clients wanted to spend less money on a building and the architect was faced with the problem of amenity and livability of individual units. The Institute brought the following five points to the Committee's attention:
 - 1) It agreed with the creation of more rigid direction on the number of units per acre and the lessening of the hazards of discretionary rezoning. However, it was felt a .3 figure for minimum retention (Guideline 2 - Present Land Use Conditions) was too low and a figure of .4 would be more realistic. Costs were so high that .3 was not feasible - that figure would make it more realistic to tear down than add on.
 - 2) A lot of control and Design Panel emphasis is placed on the Development Permit process for new buildings. There have been a number of very poor conversions in Kitsilano recently and the ultimate end product has not reflected what is considered to be the Kitsilano character. There should be improved control over such conversions.
 - 3) The Planning Department should make available a set of blow-up pictures of what is perceived to be the character of an area because the interpretation of 'character' meant different things to different people.
 - 4) The City sends out a lot of letters saying 'you should change this or that'. The City should be more positive about good things that come about and tell the architect and developer 'Yes, this project exemplifies some of the features we like to have'.
 - 5) When you talk about structurally unsound developments and natural changes, it is hoped it will not lead people to think that by letting their property deteriorate, they will be permitted to add more units. It would be wise to monitor the effects of this guideline.

Mr. Wardle advised his personal concern was reconciling the astronomical cost of land - \$85,000 for a duplex lot in Kitsilano - with the development options open to the investor.

- Mr. Kolterhoff welcomed the guidelines as a positive improvement on the existing situation, and stated they would assist construction companies.

Clause No. 1 cont'd:

- Mr. B. Burgess, Kitsilano resident/developer, felt there had been a need for more clarity for the development industry; there should be some flexibility on density. The Land Use Condition requirement of .3 was too low. Replying to a question from a Committee member, Mr. Burgess agreed that raising the figure to .5 could result in greater demand to redevelop.
- Mr. K. Lee, Architect, discussed aspects of property owned by a client in the 2300 Block West 10th Avenue, which he felt presented a unique situation not covered by the guidelines. There should be some recognition of specific situations involving unique sites.
- Mr. E. Ratsoy, Architect, questioned the application of the guidelines in regard to lot size and the number of units permitted. On a certain size property, the developer would be forced into a triplex when a duplex might be more suitable. A chart (on file in the City Clerk's Office) was submitted comparing alternative bases for calculating the number of units on a site.
- Mr. Logan, was in agreement with the objective of maintaining the character of an area, but asked how could 'character' be determined? Kitsilano had too many houses with no character at all. To preserve that type of house or encourage poor conversion did not make sense and would ultimately lead to degrading the area. If the City was taking the initiative in preserving the residential character of an area, new traffic patterns should also be considered. Through streets detracted from the livability of an area and the type of scheme introduced in the West End should be considered for Kitsilano.
- Mr. D. Matheson, Realtor, questioned the philosophy behind the guidelines and stated it was his impression the City was mainly concerned with social-economic factors.
- Miss M. Clark, rental property owner in the City Hall area, advised the guidelines inhibited development in favour of preservation for the benefit of present residents of an area. She felt the guidelines did not assist the investor with older rental units which were becoming increasingly uneconomic to operate. The Chairman requested that Miss Clark submit a brief setting out her concerns in this regard.
- Mr. T. Oliver, Kitsilano resident and infill developer, pointed out it was possible to change the character of an area on an outright basis by demolishing a fine old house and building a duplex. The guidelines implied that townhouses were bad and box-duplexes were good.
- Mrs. M. Kolterhoff and Mr. J. Sproule, also discussed aspects of the guidelines with the Committee.

The Director of Planning advised it was intended the effect of the revised guidelines would be carefully monitored and a drift to undesirable box-duplexes in outright use situations would be identified and remedied.

The Committee AGREED a decision on the revised guidelines would not be made at the Special Meeting but a report would be submitted to the Planning and Development Committee meeting of February 22, 1979, for further consideration of the guidelines.

Report to Council
 Standing Committee of Council
 on Planning and Development
 February 22, 1979

Page 5

Revisions to Townhouse Guidelines for
 RT-2 and RT-2A District Schedules cont'd:

The discussion with respect to Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules continued in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 22, 1979 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
 Alderman Kennedy
 Alderman Puil
 Alderman Ford

ABSENT : Alderman Boyce

CLERK TO THE
 COMMITTEE : E. Bowie

The Chairman advised the Committee that two organizations who were not present at the February 15th meeting had expressed the desire to speak on this matter.

The Director of Planning stated a further report from the Planning Department would be available for the next meeting.

The Committee therefore AGREED that this matter be deferred to the Planning and Development Committee meeting on March 8, 1979.

* * * *

MARCH 8, 1979

The discussion continued in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 8, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
 Alderman Boyce
 Alderman Ford
 Alderman Kennedy
 Alderman Puil

CLERK TO THE
 COMMITTEE : M. L. Cross

The Committee considered a report of the City Manager dated February 22, 1979 (copy circulated) in which the Director of Planning provided further information on a number of questions/comments which were left unresolved at the special meeting of the Committee held on February 15th.

In the report the Director of Planning states that he believes the guidelines are appropriate:

- a) To assist the residents and owners of the RT-2 and RT-2A areas in understanding the townhouse development controls for their neighbourhoods.
- b) For clarifying the City's intentions regarding townhouses in these areas for the development community.
- c) As criteria to guide the discretion of the Director of Planning when considering townhouse proposals in the RT-2 and RT-2A areas.

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 8, 1979

Page 6

Revisions to Townhouse Guidelines for
 RT-2 and RT-2A District Schedules cont'd:

Decisions on townhouse applications will continue to be difficult, and will require judgment based on an assessment of all the guidelines and their applicability to each specific proposal.

The Director of Planning recommended that Council adopt the guidelines for development in the RT-2 and RT-2A zoned areas and that he monitor the results of the guidelines and report back in one year with an assessment of their effectiveness.

Copies of letters from the Grandview-Woodland N.I.P. Committee dated March 7, 1979 and Ms. A. George dated March 5, 1979 (copies circulated) were distributed at the meeting. The N.I.P. Committee recommended that the guidelines be endorsed but also include, "The total of townhouse developments in any block face will be limited to no more than twice the average lot frontage of that block, and will be at least 200 feet apart from each other."

Dr. Mallek, Chairman, Kitsilano Citizens' Planning Committee, advised that the Committee was in agreement with the guidelines.

Mr. R. Westsells, Chairman, Mt. Pleasant Triangle N.I.P. Committee, advised that the Committee debated the subject of townhouses in RT-2 zones at length at its meeting on February 27, 1979. Mr. Westsells stated that the Committee was opposed to the construction of any townhouses in the RT-2 areas of Mt. Pleasant.

Mr. D. Thomsett, Marpole Area Planner, advised that the Marpole Citizens' Committee had reviewed the townhouse guidelines. The Committee felt that an FSR of .6 would be more appropriate in the Marpole area, however, as there would not be too many sites in Marpole that would meet the guidelines for townhouse developments they were prepared to endorse the guidelines as prepared by the Planning Department.

RECOMMENDED

- A. THAT the guidelines for townhouse (and apartment) development in the RT-2 and RT-2A zoned areas (attached as Appendix II in the Manager's Report dated January 17, 1979) be approved.
- B. THAT the Director of Planning monitor the results of the guidelines and report back in one year with an assessment of their effectiveness.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 504

MANAGER'S REPORT, MARCH 16, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. C.P. Rail Right-of-Way Kitsilano Point

The City Engineer reports as follows:

"On June 13, 1978, City Council approved a recommendation allocating funds for the City's share of proposed sewer relocation work that was to be done on a 50/50 basis between Marathon Realty and the City of Vancouver (i.e., \$43 500 Marathon and \$43 500 City).

Since then, Marathon Realty has provided a 5-foot easement on each side of the lots to contain the existing sewers making relocation unnecessary. This is satisfactory to the Engineering Department and above easements have now been registered in favour of the City of Vancouver.

Accordingly, I recommend that Council's resolution of June 13, 1978, allocating funds from Sewer System Replacement - Unallocated (118/7904) to this project be rescinded."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Sewer Separation on Private Property: 746 S.W. Marine Drive, 780 S.W. Marine Drive, 810-20 S.W. Marine Drive, 850 S.W. Marine Drive

The City Engineer reports as follows:

"On April 4, 1978, City Council approved that the City pay the cost of all sewer separation work between the property line and the building, up to a maximum of \$1200. This program has been well received and separation work is progressing well. In some instances, however, additional work is required to meet relocated City sewer mains, as is the case at #746, #780, #810-20, #850 S.W. Marine Drive. In 1970/71 separate storm and sanitary connections were installed from the existing combined sewer on Marine Drive, which was the only sewer available at that time, to serve above properties. In 1973 the Greater Vancouver Sewerage & Drainage District designed and installed a sewage pump station at Yukon Street and 71st Avenue, which enabled the City to design and construct a new sewer system serving the area from Marine Drive to Kent Avenue which was completed in 1975. The existing sewers on Marine Drive were retained as storm sewers only. Under this new arrangement, the sanitary building sewers from above properties will require rerouting from their present locations on Marine Drive to the lane south of Marine Drive. The owners of above properties have requested financial assistance from the City to the total amount of the cost of the work within the property rather than the \$1200 maximum reimbursement approved by City Council, since they had complied with the 1971 requirements to connect to the Marine Drive sewer.

Following is a tabulation of estimated costs:

| | |
|-----------------------------|-----------------|
| 1. 746 S.W. Marine Drive | \$ 2 900.00 |
| 2. 780 S.W. Marine Drive | 9 300.00 |
| 3. 810-20 S.W. Marine Drive | 5 800.00 |
| 4. 850 S.W. Marine Drive | <u>9 400.00</u> |
| TOTAL ESTIMATED COSTS | 27 400.00 |

It should be noted that due to the steep cross fall to the south of Marine Drive the new sanitary sewer in the lane south of Marine Drive was installed at an average depth of 6.0 feet, whereas construction of a sanitary sewer on Marine Drive would have required depths of 16.0 feet plus extensive pavement restorations. This represents a saving of \$60 000 over the length of 700 feet of main sewers installed. Funds are available from Sewers Capital Account 0114/4201 "Sewer Separation on Private Property."

MANAGER'S REPORT, MARCH 16, 1979 (WORKS: A1 - 2)

Clause No. 2 cont'd:

The City Engineer recommends that the foregoing payments from Account No. 0114/4201 be authorized."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Tender No. 57-79-1 - Supply and Delivery of
6", 8", 12", 18" & 24" Water and Sewer Pipe

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by the City Clerk on 1979 02 19 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

The Provincial Tax is included in all prices shown in this report and in the tabulation.

Funds for all purchases are provided in the various appropriations approved in the 1979 basic Capital Budget.

Ductile Iron Pipe with cement mortar lining was specified. The following low bids did not meet specifications:

1. Johns-Manville Ltd., low on all 8 items, at a total cost of \$360 874.10, offered PVC and transite pipe. Reasons for rejecting PVC and transite pipe have been stated in previous bid evaluations, and the reasons remain unchanged.
2. ITT Grinnel, next to low on item 5, offered cement lining thinner than specified.

Canron Inc., second to low on item 5, offered pipe to specifications, but the small difference of \$52 does not justify splitting the award.

We, therefore, recommend acceptance of the overall low bid meeting specifications from STANTON PIPES LTD., at a total price of \$369 876.60. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

4. New Right of Way Agreement with B.C. Hydro:
False Creek Area 6 Phase II

"The City Engineer reports as follows:

In connection with the redevelopment of False Creek, Area 6 Phase II, the re-location and undergrounding of an existing on-site overhead B.C. Hydro power line is required. B.C. Hydro presently has a right-of-way agreement with the City to cover the existing line. To provide for the underground line, it is necessary for the City to enter into a new right-of-way agreement with B.C. Hydro, over Lot 55, False Creek, Plan 17420 in return for their cancellation of the old right-of-way charges. The City's share of the relocation cost is covered within the Capital Budget for False Creek, Area 6 Phase II.

I recommend that the Director of Legal Services be authorized to enter into a right-of-way agreement on behalf of the City satisfactory to the City Engineer to allow the B.C. Hydro to install and maintain an underground power line on Lot 55, False Creek, Plan 17420."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 500

Manager's Report, March 16, 1979 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. 3445 Point Grey Road - D.P.A. No. 83354

The Director of Planning reports as follows:

"Development Permit Application No. 83354 has been filed by Leith Anderson, on behalf of Mr. Balshine, to construct a two storey plus basement one family dwelling in this RS-2 District.

This Development Permit Application is being referred to Council for information, in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas on the north side of Point Grey Road are to be brought to the attention of Council.

The proposed development is an outright use and complies with all the regulations of the Zoning and Development By-law.

The Director of Planning is prepared to approve Development Permit Application No. 83354, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 301

MANAGER'S REPORT, MARCH 16, 1979 (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Legal Expenses -
Detectives Blythe & Stevens

The Director of Legal Services reports as follows:

"On November 8, 1978 the Vancouver Police Board passed the following resolution:

'THAT the account submitted by Guild, Yule and Company in the amount of \$1,200 for professional services rendered by Mr. G.L. Murray, Q.C. in acting for Detectives T.E. Blythe and R.G. Stevens in the Public Inquiry under the Police Act requested by Mr. W.R. Butler be forwarded to City Council with a recommendation that it be approved for payment by the City under the provisions of Section 180 of the Vancouver Charter.

The account of Mr. Murray (now the Honourable Mr. Justice Murray) is for his representation of two officers before a public inquiry under the Police Act. A member of the public had alleged that the officers had mistreated him and required his allegations to be the subject of an inquiry. The allegations were found not to have been established. The case was the first to proceed through the new public inquiry procedure contained in the Police Act.

I have perused the account sent by Guild, Yule and Company and find it reasonable under the circumstances and if City Council so desires, it has powers under Section 180 of the Vancouver Charter to approve payment of this account.

I therefore present this report to Council for its consideration."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 501

A-6

MANAGER'S REPORT, March 16, 1979 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. FreeBus

The City Engineer reports as follows:

"BACKGROUND

At its February 6, 1979 meeting, Council approved the continuation of the FreeBus operation through March 31, 1979 based on a cost-sharing formula which provided funding by the downtown merchants and the City. The March 31 date was selected because, on April 1st, it was planned that the Urban Transit Authority would be taking over responsibility for transit in the Lower Mainland. It was anticipated that negotiations between UTA, GVRD and the City would have established FreeBus as a regular transit route on April 1st.

With the breakdown in negotiations on a Transit Service Agreement and the resultant delay in the application of the transit legislation, it is not possible to negotiate FreeBus as a regular transit route for April 1st. B.C. Hydro has indicated a willingness to continue operating FreeBus as a contract service beyond April 1st. If Council wants to continue FreeBus, new funding arrangements must be developed and approved.

COST IMPACTS

The cost of operating FreeBus in 1979 is averaging approximately \$19 000 per month. This is a reduced cost from normal transit service because surplus buses are used and service is generally in the off-peak hours. In order to continue FreeBus through the end of the year (April 1 to December 31), the estimated operating cost is \$171 000.

FUNDING OPTIONS

In the absence of a Transit Service Agreement between the UTA and a 'Municipality', the City of Vancouver must use local funding sources if FreeBus is to continue. Only two alternative sources of funding have been identified to help offset the City's contribution; continued merchant participation and UTA funding as a demonstration project. These sources are examined below:

1. Merchant Participation - In 1978 and during the first three months of 1979, the downtown merchants participated in the FreeBus funding to the extent of approximately 1/3 the operating costs. Their participation in January, February and March of this year was done reluctantly and in anticipation that a permanent financing plan would be achieved on April 1. With the delay in implementing the transit legislation in the Lower Mainland, this is not possible.

In previous discussions with the downtown merchants, they indicated that they would be unwilling to participate in any further interim financing schemes. As a result of this situation, it is very unlikely that the merchants would participate at this time.

2. UTA Participation - The Urban Transit Authority Act has a provision which provides for partial Provincial funding for transit demonstration projects. Section 8(g) of the Act states:

'on application, by by-law of a municipality, may enter into an agreement to provide not more than half the cost of research or demonstration projects relating to the provision of public passenger transportation'.

Continued

MANAGER'S REPORT, March 16, 1979 (FIRE: A-6 - 2)

Clause No. 1 Continued

Since FreeBus is an innovative type service which is currently being studied with a federal grant, it could be considered a demonstration project, at least until the end of 1979. Under the terms of the Act, this would provide an \$85 500 Provincial contribution to the FreeBus operation through the end of the year.

At the February 23, 1979 meeting of the UTA Board, the matter of UTA participation in the FreeBus as a demonstration project was discussed. It was the decision of the Board that the UTA would favourably consider participating in the operating cost, if the City decided to proceed on this basis. This would provide Provincial funding to the extent of 50% of the operating cost until the end of the year or sooner if FreeBus is incorporated as a regular transit route.

SUMMARY

At this time, Council has the following two options regarding the FreeBus operation:

1. Discontinue the service as of March 31, 1979 and press for an early decision on incorporating the route as a regular transit service. This could not occur until a Transit Service Agreement is signed, which is now estimated to be 6 to 12 months.
2. Continue to provide FreeBus service as a demonstration project until December 31, 1979 with Provincial participation. This must be done by application with a by-law and would provide for the following cost breakdown:

| | | |
|----------|---|------------------|
| City | - | \$ 85 500 |
| Province | - | <u>\$ 85 500</u> |
| | | \$171 000 |

In 1978, the City appropriated a total of \$150 000 for the operation of the FreeBus. For the period of January 1 to March 31, 1979, the City has funding totaling \$38 700. This amount, coupled with the second option outlined above, will require total funding in the amount of \$124 200 for 1979.

CONSIDERATION

The City Engineer submits the following two options for Council CONSIDERATION:

- A. That no further funding be provided for FreeBus and the service end March 31, 1979.
- B. That the City apply to the Province for demonstration project funding for FreeBus and approve \$85 500 from the 1979 Operating Budget for City participation in half the cost. If Council approves this option, they should pass the by-law prepared by the Director of Legal Services."

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 501

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION:

1. Adjustment of 1978 Real Property Taxes - 3 Vets Ltd.

The Director of Finance and Director of Legal Services report as follows:

"A letter has been received from Russell, Kowarsky, Hodson & Morrow, the law firm acting on behalf of Mr. Wolfman, President of 3 Vets Ltd., 2200 Yukon Street.

Mr. Kowarsky states in his letter that the above-noted firm was destroyed by fire on April 9, 1978 and his client is seeking Council's consideration for an adjustment to the 1978 taxes, which have been fully paid in the amount of \$12,508.52.

The Vancouver Charter allows for adjustments to taxes on buildings which have been demolished in the following circumstances; Section 308 states 'Where in any year a building has been demolished or removed pursuant to clause (j) or (g) of section 306, the Council may remit so much as it sees fit of the taxes levied in that year in respect of such building.'

Section 306(j) covers situations where Council has ordered the demolition or removal if the building construction fails to comply with a by-law and

Section 306(g) covers situations where Council has ordered the demolition or removal of any building certified by the City Building Inspector to be a fire-hazard or structurally unsafe, or a menace to health, etc.

The Building Department records for this building do not reveal any order by Council in conjunction with Section (306(j)) or Section (306(g)).

The Director of Finance and Director of Legal Services advise that there is no provision in the Charter which enables Council to make an adjustment of real property taxes where the premises are destroyed after the close of the Roll. The applicant will be advised accordingly."

The City Manager submits the foregoing report of the Director of Finance and Director of Legal Services for INFORMATION.

CONSIDERATION:

2. Streets and lanes for St. Paul's Hospital Expansion

The Director of Legal Services reports as follows:

"The expansion of St. Paul's Hospital requires the use of a portion of Pendrell Street and a portion of lane and on December 10, 1974 Council decided that the street and lane be deeded to the hospital pursuant to the following resolution:

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-2)

Clause #2 continued:

'THAT in order to expedite the construction of the already authorized extension to St. Paul's Hospital the section of Pendrell Street and the lane described in the report of the Standing Committee on Finance and Administration dated November 28, 1974, be conveyed to St. Paul's Hospital for the sum of \$1.00.

FURTHER THAT if the hospital successfully recoups the market value of this conveyed lane from the Provincial Government, the hospital then pay the City the market value of the said lane (\$809,270.00). In the event that the conveyed lane is not used for hospital purposes it shall revert to the City.'

The Law Department has been unable to conclude an agreement to meet the requirement that the street and lane revert to the City when no longer used for hospital purposes. The parties were only prepared to agree to return the street and lane as set out in the attached letters. The letters do not have the legal force envisioned by Council's requirement.

The Director of Legal Services submits for consideration the question of whether the street and lane are to be conveyed to the hospital in reliance upon these letters. The conveyance would be to the Sisters of Charity of Providence in British Columbia, the society which owns the St. Paul's site."

The City Manager submits for Council's CONSIDERATION the choice between:

- A) Conveying the street and lane to the Sisters of Charity in reliance on the letters attached, or
- B) Insisting on an enforceable formal legal agreement between all parties involved before the street and lane are to be conveyed.

RECOMMENDATION:

3. Investment Matters (Various Funds) January, 1979

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of January 1979.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

MANAGER'S REPORT, MARCH 16, 1979 , (FINANCE: A7-3)

Clause #3 continued:

| <u>Date</u> | <u>Type of Security</u> | <u>Maturity Date</u> | <u>Maturity Value</u> | <u>Cost</u> | <u>Term Days</u> | <u>Annual Yield %</u> |
|---|--|----------------------|-----------------------|----------------------|------------------|-----------------------|
| <u>Chartered Bank Deposit Receipts and Government Notes</u> | | | | | | |
| Jan. 2 | Bank of British Columbia | Jan. 4/79 | \$ 3,001,479.45 | \$ 3,000,000.00 | 2 | 9.00 |
| 4 | Mercantile Bank of Canada | Jan. 10/79 | 3,000,000.00 | 2,995,320.00 | 6 | 9.50 |
| 8 | Bank of British Columbia | May 15/79 | 519,050.00 | 500,000.00 | 127 | 10.95 |
| 10 | Bank of British Columbia | May 15/79 | 2,076,164.38 | 2,000,000.00 | 125 | 11.12 |
| 10 | Mercantile Bank of Canada | Jan. 16/79 | 1,482,605.04 | 1,479,989.72 | 6 | 10.75 |
| 11 | Bank of Canada | Jan. 15/79 | 1,286,203.34 | 1,284,637.14 | 4 | 11.125 |
| 12 | Bank of Nova Scotia | Jan. 15/79 | 1,000,739.73 | 1,000,000.00 | 3 | 9.00 |
| 15 | Vancouver City Savings Credit Union | Jan. 17/79 | 3,001,808.22 | 3,000,000.00 | 2 | 11.00 |
| 16 | Vancouver City Savings Credit Union | May 15/79 | 518,257.53 | 500,000.00 | 119 | 11.20 |
| 17 | Royal Bank of Canada | Jan. 18/79 | 1,500,349.32 | 1,500,000.00 | 1 | 8.50 |
| 17 | Royal Bank of Canada | Jan. 18/79 | 1,482,871.24 | 1,482,394.03 | 1 | 11.75 |
| 17 | Bank of British Columbia | May 15/79 | 3,108,818.63 | 3,000,000.00 | 118 | 11.22 |
| 18 | Canadian Imperial Bank of Commerce | Jan. 22/79 | 990,847.84 | 989,709.00 | 4 | 10.50 |
| 18 | Canadian Imperial Bank of Commerce | June 15/79 | 1,568,424.66 | 1,500,000.00 | 148 | 11.25 |
| 19 | Bank of British Columbia | June 15/79 | 1,044,623.56 | 1,000,000.00 | 147 | 11.08 |
| 22 | Bank of British Columbia | Jan. 23/79 | 2,000,657.53 | 2,000,000.00 | 1 | 12.00 |
| 23 | Bank of Montreal | Jan. 24/79 | 1,961,863.82 | 1,961,212.32 | 1 | 12.125 |
| 23 | Vancouver City Savings Credit Union | May 15/79 | 2,069,102.47 | 2,000,000.00 | 112 | 11.26 |
| 24 | Vancouver City Savings Credit Union | June 15/79 | 1,043,572.60 | 1,000,000.00 | 142 | 11.20 |
| 25 | Bank of British Columbia | May 15/79 | 1,550,313.70 | 1,500,000.00 | 110 | 11.13 |
| 25 | Royal Bank of Canada | Jan. 26/79 | 1,500,349.32 | 1,500,000.00 | 1 | 8.50 |
| 26 | Royal Bank of Canada | Jan. 29/79 | 1,000,761.90 | 1,000,000.00 | 3 | 8.00 |
| 26 | Bank of British Columbia | Mar. 15/79 | 3,043,712.88 | 3,000,000.00 | 48 | 11.08 |
| 29 | Mercantile Bank of Canada | May 15/79 | 2,581,315.07 | 2,500,000.00 | 106 | 11.20 |
| 30 | Bank of British Columbia | Feb. 16/79 | 998,556.62 | 993,462.20 | 17 | 11.01 |
| 30 | Mercantile Bank of Canada | June 15/79 | 2,083,090.41 | 2,000,000.00 | 136 | 11.15 |
| 31 | Mercantile Bank of Canada | Mar. 23/79 | 2,031,019.18 | 2,000,000.00 | 51 | 11.10 |
| 31 | Bank of British Columbia | Apr. 12/79 | 2,043,378.08 | 2,000,000.00 | 71 | 11.15 |
| 31 | Royal Bank of Canada | Feb. 1/79 | 1,503,698.63 | 1,500,000.00 | 1 | 9.00 |
| | | | <u>50,993,635.15</u> | <u>50,186,724.41</u> | | |

2. SINKING FUND TRANSACTIONS (PURCHASES)

| <u>Date</u> | <u>Type of Security</u> | <u>Maturity Date</u> | <u>Maturity Value</u> | <u>Cost</u> | <u>Term Days</u> | <u>Annual Yield %</u> |
|---|--------------------------|----------------------|-----------------------|-----------------|------------------|-----------------------|
| <u>Chartered Bank Deposit Receipts and Government Notes</u> | | | | | | |
| Jan. 16 | Bank of British Columbia | June 1/79 | \$ 1,979,502.25 | \$ 1,900,000.00 | 136 | 11.23 |

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-4)

Clause #3 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

| | | | | | | |
|--------|--------------------------|-----------|---------------------|---------------------|----|-------|
| Jan.15 | Bank of British Columbia | Apr. 2/79 | \$ 3,069,932.88 | \$ 3,000,000.00 | 77 | 11.05 |
| 31 | Bank of British Columbia | Apr. 2/79 | 509,292.05 | 500,000.00 | 61 | 11.12 |
| | | | <u>3,579,224.93</u> | <u>3,500,000.00</u> | | |

4. CEMETERY CARE FUND (PURCHASES)

| <u>Date</u> | <u>Type of Security</u> | <u>Maturity Date</u> | <u>Maturity Value</u> | <u>Price</u> | <u>Cost</u> | <u>Term Yrs/Mos</u> | <u>Yield %</u> |
|-------------------|-------------------------|----------------------|-----------------------|--------------|------------------|---------------------|----------------|
| <u>Debentures</u> | | | | | | | |
| Jan.25 | City of Vancouver 5.5% | Dec.1/79 | <u>\$ 1,000.00</u> | 96.02 | <u>\$ 960.20</u> | 0/10 | 11.10 |

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1979

| <u>Type of Security</u> | <u>Par or Maturity Value</u> | <u>Cash or Book Value</u> |
|--|------------------------------|---------------------------|
| <u>Short Term</u> | | |
| Chartered Bank Deposit Receipts and Government Notes | <u>\$ 54,722,130.32</u> | <u>\$ 52,993,462.20"</u> |

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-5)

RECOMMENDATION:

4. Vancouver Museum and Planetarium Association Contract Renewal

The Directors of Finance and Civic Buildings report as follows:

"The Vancouver Museum and Planetarium Association operates the Museum and Planetarium under a five-year lease agreement with the City of Vancouver which sets out the respective responsibilities of the two parties.

Council on January 17, 1978, in considering a new lease agreement passed the following resolutions:

- "A. THAT City Council approve a grant at the same level of funding in 1978 as approved for the Vancouver Museums and Planetarium Association in 1977, being \$861,175, revision of the amount only to include wage increases for 1978.

'A' was later (February 14, 1978) modified to the following:

THAT the contract be renewed for a five-year period commencing January 1, 1978, and that the grant be adjusted each year in the same manner as under the previous contract, specifically starting from a base of the 1977 grant, and increasing it each year by the percentage increase in the City's contract with the V.M.R.E.U. for that specific year.

- B. THAT the City grant be reduced by the amount of any funds received by the Association from the Provincial Government in the form of a general operating grant.
- C. THAT the Vancouver Museums and Planetarium Association be required to charge fees to out of City schools and other outside groups to recover appropriate proportion of costs.
- D. THAT the City assume responsibility for major capital replacement at the option of the City.
- E. THAT, if the Association finishes an operating year with a deficit, it be required to fund that deficit from its own sources then reclaim it in the following year by including it as a budget item in that year's balanced budget.
- F. THAT operating profits be used either to assist the following year's operating budget, or, if it is desired, to use them for capital purposes subject to City Council approval.
- G. THAT the financial statements for the Complex be to the reasonable satisfaction of the City's Director of Finance.
- H. THAT the Association follow the same pay and benefit rules and procedures as the City for both unionized staff and the management group.
- I. THAT the City be responsible for the deductible portion of the liability insurance for the artifacts at the Complex."

The new lease agreement has now been finalized and incorporates all of the above recommendations.

To effect Recommendation 'C', the agreement requires the Director of Finance to set the fees for each member of group-sponsored attendances except those sponsored by the Vancouver School Board.

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-6)

Clause #4 continued:

It should be noted that Recommendation 'C' arose because of concern that school boards outside of Vancouver, who use the complex for instructional purposes, were not paying their fair share of the cost. The City provides a subsidy in the form of an annual grant to the Museum but should not have to further subsidize out-of-city school groups. Therefore, the Director of Finance recommends that the fees for each member of group-sponsored attendances, except those sponsored by the Vancouver School Board, be equal to the normal public admission fees for children and adults.

The Council discussion in January of 1978 also covered the possibility of City staff taking over the maintenance of the Museum complex. This has been further examined and the Museum Association and the Civic Buildings Department have jointly agreed that transfer of the maintenance function to the Civic Buildings Department will take place on April 1, 1979, if Council approves. The annual grant to the Museum Association will be reduced to reflect this transfer of responsibility.

In 1978 the Museum/Planetarium complex was maintained by the Museum Association for a cost of \$282,510. If Civic Buildings take on this function, they will move to upgrade certain staff and improve the level of maintenance to the complex. The added cost to do this will be \$28,731 (at 1978 levels). The annual operating grant to the Museum Association will be reduced in 1979 by an amount which reflects the cost to the City of maintaining the Museum/Planetarium complex from April 1, 1979 on.

Attached to this report are Appendices A and B detailing the breakdown of proposed staffing and required operational budget.

The Directors of Finance and Civic Buildings recommend that:

- A. THE admission fees for each member of group-sponsored attendances except those sponsored by the Vancouver School Board be equal to the normal public admission fees for children and adults.
- B. THE responsibility and the staff for providing janitorial and maintenance services for the Vancouver Museums and Planetarium complex be transferred from the Vancouver Museums and Planetarium Association to the Civic Buildings Department as of April 1, 1979 and Vancouver Museums and Planetarium Association be reimbursed for the maintenance cost to March 31, 1979.
- C. THE staff organization and operating budgets as proposed in the attached appendices be approved with reclassifications and new positions ($\frac{1}{2}$ Clerk III in Civic Buildings) to be subject to classification by the Director of Personnel Services.
- D. Employees who would be transferred from the Association to the City be given full credit for their service with the Association (and their previous service with the City if any) for the purposes of establishing salary levels, seniority and benefit eligibility, including sick leave and gratuity day accumulations.
- E. The proposed 1979 Civic Buildings Maintenance Budget shown in Appendix B be approved in advance of the 1979 Operating Budget.

A copy of this report and of the lease agreement between the City and the Vancouver Museums and Planetarium Association has been sent to the V.M.R.E.U."

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Finance and Civic Buildings be approved.

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-7)

RECOMMENDATION:

5. Metric Conversion of Mapping

The City Engineer reports as follows:

"PURPOSE

Earlier reports to Council on metrication have stated that mapping will be the most extensive item involved in the conversion, and that this matter was being studied. A study is now complete and indicates the need for commencing a computer-assisted mapping programme as soon as possible. This report sets out the background and results of the study, the costs and savings involved, and requests Council to approve the programme in principle and allocate the necessary funds.

PROBLEM IDENTIFICATION

The metric conversion of land surveying and construction activities is creating the problem of assimilating metric information on existing non-metric maps. It is confusing and costly to operate with both kinds of dimensions on the same maps; therefore, extra converting from metric measurements to imperial units on plans submitted in metric is necessary until the maps are made metric. Indeed, many of our other conversions are now being postponed (e.g. local improvement quotes) until we convert the City's maps. With most plans expected to be submitted in metric following the area-wide guideline of January 1, 1980, redundant computations and confusion will multiply unless the maps are converted quickly in a planned conversion programme. It is estimated that the growing impact of metric conversion in the private sector will, within 2-3 years, result in a cost to the City of \$130 000 per year in lost staff productivity if the City does not convert its maps. This loss is greatly increased by annual savings and benefits that are foregone by not having mapping operations which have up-to-date capabilities. Increasing utility densities and never-resolved survey and drafting inaccuracies inherent in the existing maps are reducing productivity and generating costly mistakes in the office and the field. These problems will intensify under metric conversion unless remedial action is taken.

INVESTIGATION

A formal investigation of how and when the City should conduct the metric conversion of its maps was undertaken from June, 1977 to February, 1978. A copy of the investigation document, the Vancouver Mapping Study, representing the combined efforts of the Engineering, Planning, Police and Fire Departments, the Board of Parks & Recreation, and other civic departments, is on file in the City Engineer's office. The study concluded that:

1. Several departments are experiencing growing map-related problems due to not having metric maps.
2. Vancouver is behind most other major cities in Canada in converting its maps.
3. The City's existing mapping operations are out-dated, with insufficient flexibility and reliability to meet today's map information needs.
4. The City's present mapping system is overly labour intensive and very limited in its capabilities in comparison with the new computer-assisted mapping systems now in use.
5. An overhaul of the City's mapping is necessary to accomplish metric conversion effectively and reduce the costliness of mapping operations.

Clause #5 continued:

OPTIONS

Several options available to the City were examined in the Vancouver Mapping Study, including redimensioning existing maps, adopting a manual overlay system, and using a mini-computer and high-speed mechanical plotter to store and produce maps. A 'do nothing' option was also considered, and was found to be the least desirable and most costly course the City could pursue.

The mapping study recommended that the City should implement computer-assisted mapping as the most effective means for accomplishing metric conversion, updating mapping operations, and generating savings. This conclusion is corroborated by the results of recent investigations and practical experience of other cities. Burnaby has been changing over to a computerized mapping system for two years, and has demonstrated great success in high-speed plotting of maps and production of map-related management information reports. Numerous other cities in North America, most recently Edmonton and Calgary, have acquired mini-computer systems for mapping. As the calculator has replaced the slide rule, the mini-computer is revolutionizing mapping to the extent that within a few years most major cities will be plotting maps mechanically.

COSTS AND SAVINGS

Cost Table

| | |
|--|--------------------|
| Hardware | \$ 600 000 |
| Additional Survey & related implementation | 373 000 |
| Maintenance Costs | work 40 000 |
| Provincial Work Already Offered | 273 000 |
| TOTAL | <u>\$1 286 000</u> |
| TOTAL SAVINGS OVER 15 YEARS | <u>\$2 840 000</u> |

Under computer-assisted mapping, several methods of implementation are available to the City, including outright purchase, leasing, and system sharing. The above costs provide for computer hardware and software, staff retraining, survey work and additional monumentation. As savings will not be encountered until the second year of implementation, first year maintenance costs are also included.

Considerable savings will occur after the implementation of a mini-computer system. An annual saving of \$71 000 over current costs is anticipated after four years as staff levels in Engineering's Drafting Branch will be reduced. The City will also save \$68 000 per year by having its maps converted to metric and will avoid a cost of \$62 000 in lost staff productivity. (See Fig.1).

When additional drafting and facilities inventory reporting applications are considered, many additional benefits will be accorded the City. Improved accuracy would allow work by construction and survey crews in the field and by draftsmen, design technicians, clerks, engineers, surveyors, and planners in the office to proceed more smoothly.

Improved accuracy in the maps will also yield some savings to a total of eight utility groups. Presently, if any one of these utilities discovers a mapping error, a special survey is necessary to correct the error. Each of the other utilities' maps must then be updated with the new information. The total annual cost of this process, distributed among all utility groups, is estimated at \$40 000. The City will generate this amount in savings by having accurate maps. In addition, it is expected that there will be fewer accidental interruptions of underground utilities. Improved map accuracy is expected to save another \$17 000 annually in this area.

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-9)

Clause #5 continued:

The present worth of all savings expected over the next 15 years is \$2 840 000. The City can expect a rate of return of at least 25% on its investment. If the City is able to attract the cost sharing expected from outside agencies, this return would rise considerably.

USERS AND COST SHARING

The non-City agencies with the greatest dependency on the City's maps are B.C. Hydro, B.C. Tel, B.C. Assessment Authority, and the various ministries of the Provincial Government. To ensure that the City and other map users bear equitable portions of the cost of metricating and updating the maps, we are discussing cost sharing with these users. In the past, the City has distributed its maps without restraint on an 'at cost' (of copying) basis. With computerization, and its significant implementation cost, the City may have to revise its policy on interchange of map information. Copyrighting and selling of maps may become necessary, as other municipalities are finding, to recover costs from users who do not bear a fair share of the cost of converting and updating mapping.

From preliminary discussions, it appears that the Province represents the greatest possibility for assistance, having already offered to perform roughly \$275 000 worth of land survey work and computations over the next five years as part of an ongoing, Province-wide integration programme which would establish a reference co-ordinate grid for fixing mapping locations.

To allow the Province to carry out this survey work it is necessary for the City to establish a minimum number of control monuments. This minimum number represents twice the amount of survey monument work normally carried out by the Survey Branch each year but will merely be an acceleration of our current programme. Specifically it will involve an additional \$10 000 per year for 5 years, with funding required now for the first year's work.

Substantially more funds have been authorized by the Provincial Government in a recently established programme to assist British Columbia municipalities with base mapping. It is expected that some of these funds will be acquired by the City for our remapping project, including the cost of setting monuments presented above. Within the near future I will attempt to finalize what assistance is available to the City, not only from the Province, but also from B.C. Hydro, B.C. Telephone, and other potential sources. To support our negotiations, an indication that the City supports computerization of mapping is required.

CONCLUSION

Computer-assisted mapping presents the City with a large savings opportunity, and is the best method for converting the City's maps to metric and generating improvements in map-related operations. Since the investment in the equipment is substantial, it is advisable to finalize the cost sharing and determine the best system for the City before making a final purchase recommendation. To enable an order to be placed for the equipment this year, \$600 000 should be reserved for the acquisition of a mapping mini-computer system for 1979, with the understanding that a yet-to-be-determined degree of reimbursement would be forthcoming from other agencies which are users of the City's map. On March 13, 1979 Council received the recommendation of the Finance & Administration Committee that this capital item be allocated a priority 2 in the total list of 1979 Supplemental Capital Projects (this is top priority after the items already approved by Council).

To ensure that the most appropriate system is acquired and to refine cost estimates, technical personnel from the Engineering Department should conduct on-site performance evaluations of a variety of municipal automated mapping installations in closest proximity to Vancouver. These experts, to be selected by the City Engineer, would include staff familiar with drafting, mini-computer systems, and organizational theory. It is important to determine the best method of operating the system in a municipal environment as well as the technical advantages of various systems.

MANAGER'S REPORT, MARCH 16, 1979 (FINANCE: A7-10)

Clause #5 continued:

RECOMMENDATIONS

If the City is to keep pace with modern technology, avoid deterioration of mapping services, and continue on its drive to maintain or improve operations and public service while reducing manpower and costs, mechanization of mapping operations is precisely the kind of programme the City should pursue and implement.

Therefore, it is RECOMMENDED that:

1. City Council approve this project.
2. City Council give advance approval of \$600 000 in the 1979 Supplementary Capital Budget for the acquisition of a computer-assisted mapping system.
3. City Council approve in advance of the 1979 Revenue Budget an increase of \$10 000 for monument setting work in 1979, as the first year of a five-year, stepped-up monumentation program;
4. City Council direct the City Engineer to request funding from the Provincial Government, discuss cost sharing with potential participating agencies and establish fees for non-participating agencies;
5. The Engineering Department submit to City Council a subsequent report recommending the most appropriate mapping system and configuration, describing the final cost sharing arrangements and detailing the ultimate costs and staff requirements."

The City Manager RECOMMENDS that the recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 502

MANAGER'S REPORT, MARCH 16, 1979 (PERSONNEL: A8-1)

PERSONNEL MATTERS

RECOMMENDATION:

1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, May 7-11, 1979. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore recommend that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above this year and in subsequent years."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved, and that the City Manager be authorized to approve similar requests in future years.

FOR COUNCIL ACTION SEE PAGE(S) 505

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

| <u>PROPERTY</u> | <u>PROJECT</u> |
|--|---------------------------------------|
| 2849, 2875, and 2881 St. George St. Lot G and Parcel 2 of Lot E/S.E. Portion, Block 129, D.L. 264A, Plan 2797 and Lot 7 except Parcel A, Block 132, D.L. 264A, Plan 923 and 1771, and Parcels A and B of Lot 7, Block 132, D.L. 264A, Plan 923 and 1771 | Kivan Boys and Girls Club |
| <u>SUCCESSFUL BIDDER</u> | <u>CITY TO PAY</u> <u>CODE NUMBER</u> |
| Litchfield Bulldozing and Demolition Limited | \$2,970.00 562/1201" |

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Development of City-owned property -
North East corner of Dunsmuir and Richards Streets

The Supervisor of Properties reports as follows:

"On September 12, 1978 City Council approved recommendations contained in the City Manager's report of September 5, 1978 dealing with the joint development of City-owned Lots 24 to 32, Block 35, D.L. 541 by the City and B.C. Hydro as an underground sub-station and urban park.

As B.C. Hydro required a larger site, they agreed to acquire the adjoining lot, known as Lot 33 and the south .0833' of 34. They have acquired this property and the urban park has been designed to make use of all of the afore-mentioned lots. The City will be leasing the surface rights on Lot 33 from B.C. Hydro and leasing the sub-surface rights to B.C. Hydro on Lots 24 to 32 plus portions of street and lane.

One of the items mentioned in this report dealt with Lot 18, Block 35, D.L. 541, which fronts on Homer Street. B.C. Hydro had agreed to lease a portion of the undersurface rights on this lot to allow them to lead their high voltage conduit into the sub-station. As Lot 18 is only 7.62 m (25') X 36.58 m (120'), this would severely restrict development of the lot.

B.C. Hydro has now suggested that consideration be given to an exchange of City-owned Lot 18 for B.C. Hydro owned Lot 33 with the basis of the exchange being related to the ratio of the assessed values per square foot as agreed to for the proposed sub-station lease. This offer is subject to B.C. Hydro senior management approval.

MANAGER'S REPORT, MARCH 16, 1979 (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

| | |
|--|-------------------|
| Estimated Market Value of Lot 33 and South .0833' of Lot 34 | \$165,550.00 |
| Estimated Market Value of Lot 18 | <u>115,500.00</u> |
| Cost of Exchange to City | \$ 50,050.00 |

It is considered that the suggested exchange would have definite advantages to the City. It would enlarge the assembled City site and therefore, the annual income from the sub-ground lease. It would dispose of Lot 18, a small isolated lot which produces minimum revenue and will be further encumbered by a restrictive underground lease and simplify the final lease agreement by obviating the necessity of the City being a lessee on Lot 33.

The Property Endowment Fund Board has approved of the above exchange and it is therefore recommended that the City convey Lot 18, Block 35, D.L. 541 plus the sum of \$50,050.00 to B.C. Hydro and Power Authority in exchange for Lot 33 and the south .0833' of Lot 34. Source of funds to be P.E.F. #5927/9822."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease -
555 West 6th Avenue
Westquip Diesel Sales

The Supervisor of Properties reports as follows:

"Parcel "I", Block 279, D.L. 526, Plan 11961, known as 555, West 6th Avenue, was purchased by the City in 1955 for future Cambie Bridge replacement and approaches.

A portion of Parcel "I" is under a month-to-month lease to Westquip Diesel Sales. The lease area comprises a level lot zoned F.C.C.D.D., having an area of 16,064 sq.ft. (1.492 m²) on which is situated a combined one-storey and mezzanine steel warehouse - office building having an overall area of 4,100 sq.ft. (380.9 m²). The building is in good condition with a remaining economic life expectancy of 10 to 15 years.

The property has been under a month-to-month lease since 1972 on lease terms including rent and taxes, currently amounting to \$1,673.99 per month.

In the course of carrying out an annual rent review on this property, the company has requested that they be allowed to reduce the area of land leased by 3,816 sq.ft. as it is now surplus to their requirements.

It is noted that Johnston Terminals use the adjacent lands for employee parking and the False Creek Heather Marina utilize the same area for parking during the evenings and weekends. Enquiries have established that Johnston Terminals Ltd. do not require any additional parking. However, the False Creek Development Group has suggested that the extra space would be useful as additional parking for the Heather Marina. This matter will be the subject of a separate report dealing with the license renewal of Johnston Terminals Ltd., after a review has been carried out.

MANAGER'S REPORT, MARCH 16, 1979 (PROPERTIES: A9 - 3)

Clause No. 3 cont'd:

Negotiations with Westquip Diesel Sales respecting the leasing of this property on the basis of land area reduced to 12,248 sq.ft. (1137.9 m²) have resulted in the company agreeing to a month-to-month agreement at a gross rental of \$1,510 per month, effective January 1, 1979.

It is therefore recommended that the Supervisor of Properties be authorized to enter into a new month-to-month rental agreement with Westquip Diesel Sales Inc. at a gross monthly rental of \$1,510; and the Director of Legal Services be authorized to draw a lease with Westquip Diesel Sales incorporating the foregoing terms and such other conditions as he deems necessary to protect the City's interest."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

4. Policy re Taxes on Leasing City-owned Lands

The Supervisor of Properties reports as follows:

"This report recommends a change in policy for certain types of leases requiring tenants of the City to pay an amount in lieu of taxes in addition to an annual or monthly rental. The change is recommended partly to eliminate the practice of interpolating assessments on unassessed parcels of land and the apportioning of assessments and taxes on sites with multiple tenancies; and partly because recent sharp increases in taxes have in some cases resulted in inequitable rents.

A brief explanation follows:

1. Un-assessed Parcels of Land, e.g. Portions of Streets, Lanes, Boulevards, Sidewalks, Street Ends, etc.

In determining taxes on un-assessed parcels of land, the Properties Division interpolates an assessed value before taxes can be calculated. This is done by utilizing the assessment basis on adjacent lands.

There is no accurate mechanical method to arrive at such an assessment as abutting lands are often of a different size, shape, use and zoning, and may or may not have improvements, rail facilities, etc. This interpolation is at the discretion of the Supervisor after appraisal and checking the working records of the B.C. Assessment Authority which is now located outside the City Hall. It is a time consuming task which is made more difficult because the location of the Assessment Authority does not allow easy access by the clerical staff to the detailed working records of that Office. Further, as no official assessment exists, the tenant has no legal right of appeal.

2. Multiple Tenancies - situations where the City has more than one tenant on a property

In such cases, the taxes are apportioned but difficulties arise in calculating such apportionment where improvements have been made to one portion of the site but which affect the whole assessment. The Assessment Notices do not provide sufficient information to apportion the assessment and taxes among the tenants with any great degree of accuracy; and, as previously stated, the detailed working records of the Assessment Authority are not easily accessible to the clerical staff. As in the case of unassessed parcels of land, the tenants have no legal right of appeal of these apportioned assessments.

MANAGER'S REPORT, MARCH 16, 1979 (PROPERTIES: A9 - 4)

Clause No. 4 cont'd:

3. Restricted Use of Leases

In many instances, the City, in its lease, restricts the tenant's use of the site under lease resulting in a minimum use of high capital value land, and yet calls for full payment of taxes. Due to the change in the basis of assessing properties and to the end of the five-year "freeze" on assessments, taxes increased substantially in 1978 and ranged from 40% to 430%. In many instances the taxes are now greater than the basic rent, and in certain cases, are in themselves greater than an equitable rent for the site under the restricted use. Many justifiable complaints regarding the substantial increase in taxes have been received from tenants. This is so for some of the unassessed parcels as well.

It is therefore recommended that:

- A. In future leases and renewals, negotiations be carried out on the basis of an equitable rent without the payment of an amount in lieu of taxes on leases which fall into the following categories:
 - (i) Un-assessed parcels of land,
 - (ii) Multiple tenancies,
 - (iii) Restricted Uses.

- B. That on existing leases which are restricted, where the rent plus calculated taxes result in inequitable rent, the Supervisor of Properties be authorized to re-open the lease if the lessee so requests and to amend the lease by deleting the requirement to pay taxes and to negotiate the rental payable to make it an equitable rent with a minimum two-year review period; any such changes to be reported back to Council in the usual way.

It is further recommended that amounts in lieu of taxes continue to form part of leases of registered parcels of land to a single tenant where the use is not restricted. This procedure has the concurrence of the Internal Auditor and the Law Department."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

5. Option to Purchase -
North Side of Wall Street, between
Cambridge and Trinity Streets

The Supervisor of Properties reports as follows:

"The City has an option to purchase the south-easterly 7 feet of Lots A, B and C, Blocks 3 and 8 (formerly known as Lots 1 to 6 and 1A of Block 3 and Lots 5 and 6 of Block 8), District Lot 184, Plan 10050, situated on the north-westerly side of Wall Street, between Cambridge and Trinity Streets for the future widening of Wall Street. This option was granted in 1958 and expires on March 30, 1979 and may be exercised upon payment of one dollar.

The City Engineer has advised that fresh options should be entered into with the owners of Lots A, B and C with similar terms and conditions as the existing agreement. If the owners are not prepared to enter into fresh agreements, the existing options should be exercised prior to expiration.

MANAGER'S REPORT, MARCH 16, 1979 (PROPERTIES: A9 - 5)

Clause No. 5 cont'd:

The three owners have been contacted and they are considering the alternative of granting new options for a further 21 year period. Pending their decisions and in view of the impending option deadline, it would be prudent for the City to exercise its option to acquire the 7 foot strips now. To do this, Council authority is required.

In this connection, the City holds several hundred similar options to purchase portions of property for street or lane widening purposes. In exercising the options, time is of essence and any unexpected delays could result in the loss of the City's rights as provided in the option agreements. Under the circumstances, Council may wish to give the Supervisor of Properties authority to exercise such options before they expire if the City Engineer determines that the portions of property under option are required for street or land purposes.

It is therefore recommended that:-

- A) the Supervisor of Properties be authorized to exercise the City's option to purchase the south-easterly 7 feet of Lots A, B and C, Blocks 3 and 8, District Lot 184, Plan 10050, for one dollar for the future widening of Wall Street, and further that the options not be exercised where the owners elect to grant the City fresh options for a further 21 years on the same terms and conditions as the existing agreement.
- B) the Supervisor of Properties be authorized to exercise options granted to the City for street or lane purposes before the options expire if the City Engineer determines that the portions of property are likely to be required for future street or lane purposes."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

6. Rental Review and Consent to Assignment,
City Land situated E/S Glen Drive, South
of William Street

The Supervisor of Properties reports as follows:

"The City currently leases Lot 6, Block 48, D.L. 182 and 2037, situated on the east side of Glen Drive, South of William Street to Westglen Holdings Ltd.

The lease contains a rental review clause effective October 1, 1978 to September 30, 1983. Negotiations in this connection have resulted in the tenant agreeing to a rental increase from \$6,240. per annum net, to \$8,362.50 per annum net, as of October 1, 1978.

The Supervisor of Properties is of the opinion that this constitutes a fair market rental for the property.

On April 2, 1974, Council approved the recommendation of the Supervisor of Properties that this property be sub-leased to Bowell McLean Motor Company Limited for the balance of the lessee's term.

MANAGER'S REPORT, MARCH 16, 1979 (PROPERTIES: A9 - 6)

Clause No. 6 cont'd:

Bowell McLean Motor Company Ltd. have since purchased the Westglen Holdings Ltd. property abutting the City-owned lands and in a letter, dated March 6, 1979, request that the City approve the assignment of lease to their name effective April 1, 1979. It is noted that Westglen Holdings Ltd. will pay the rental increase from October 1, 1978 to March 31, 1979.

It is recommended that the rental of the above property be increased from \$6,240. per annum net, to \$8,362.50 per annum net, effective October 1, 1978, and that the foregoing request to assign the lease to the Bowell McLean Motor Company Ltd. for the remaining term expiring September 30, 1988, be approved subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

7. Sale of City-owned Property. North of 2nd Avenue between Lakewood and Templeton Drives

The Supervisor of Properties reports as follows:-

"The owners of 2147 East 2nd Avenue, described as Lot 19, except Right-of-Way shown on Plan 4064, Subdivision A, Block 142, D.L. 264A, have advised that they would be interested in purchasing the City-owned property between their lot and the lane.

The City property, known as that part of Lot 19, included in the Right-of-Way, shown on Plan 4064, Sub.A, Block 142 D.L. 264A is approximately 33' x 33', zoned RS-2, One Family Dwelling District. This property was once part of the B.C. Electric Burnaby Lake Right-of-Way between Commercial Drive and Nanaimo Street, which was acquired by the City from the B.C. Electric in 1955. The idea of this acquisition being that some of these portions could be consolidated with City land and the balance of the lands to be sold to the abutting private owners and thereby recapture the original cost. These sales have more than returned this investment to the City.

These excess portions of Right-of-Way are sold to the abutting owner when applied for, at a nominal rate as they only have value to these owners. The sale of this particular portion would increase the annual taxes to the City by \$107.30.

Following negotiations, the owners of Lot 19 have offered to purchase the City-owned property abutting their lot for the sum of \$550.00 cash, plus administration and registration fees. This offer is inclusive of current year's taxes and is subject to the City property being consolidated with their property to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

It is therefore recommended that that part of Lot 19, included in Right-of-Way shown on Plan 4064, Sub.A, Block 142, D.L.264A be sold to the owner of Lot 19 for the sum of \$550.00 cash plus administration and registration fees, inclusive of current year's taxes, subject to the lands being consolidated to form one parcel."

MANAGER'S REPORT, MARCH 16, 1979 (PROPERTIES: A9 - 7)

Clause No. 7 cont'd:

The City Manager RECOMMENDS that Council:

- A) Approve the above recommendation of the Supervisor of Properties.
- B) Authorize the Supervisor of Properties to offer the remaining pieces of City owned portions of right-of-way (shaded black on the attached map) for sale to the adjacent property owners on similar terms to those outlined in the report.

FOR COUNCIL ACTION SEE PAGE(S) 505

DATE March 13, 1979

TO: Vancouver City Council

SUBJECT: Proposed R.C.M.P. Expansion and Redevelopment

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to inform Council of a proposal by the R.C.M.P. to both expand and redevelop a portion of their facilities at the southwest corner of 33rd Avenue and Heather Street. Since the federal fiscal year ends on March 31st, 1979 and funding may be curtailed in the upcoming year, an indication of Council support in principle is sought so that Public Works Canada may decide whether to make an offer on the Workers' Compensation Board land to the south before the fiscal year's end.

BACKGROUND

Public Works Canada staff and their consultants met with Planning Department staff in June 1978 to discuss possible R.C.M.P. site redevelopment for the purpose of consolidating R.C.M.P. operations in Vancouver. The three operations to be consolidated are: (a) Headquarters for R.C.M.P. detachments; (b) special law enforcement sections; (c) R.C.M.P. police training centre for the Lower Mainland District, 'E' Division. Three alternatives were being explored. These were:

- (1) Redevelop totally on the existing R.C.M.P. lands.
- (2) Redevelop totally on the Workers' Compensation Board lands (and vacate the R.C.M.P. lands).
- (3) Redevelop on a combination of the R.C.M.P. and W.C.B. lands.

Pursual of Option No. (1) would entail restoration of the Fairmont Barracks exterior and would require an increase in the permitted floor space ratio of 0.5 (established by Council resolution) to permit a total floor space ratio between 0.75 and 1.0.

The Workers' Compensation Board facilities are located on two sites at the northwest and northeast corners of 37th Avenue and Heather Street. The westerly site, located south of the R.C.M.P. lands, accommodates the administrative function of the W.C.B. and some off-street parking. The easterly site is developed to accommodate the rehabilitation functions of the W.C.B. however these functions have now been relocated to Richmond. Off-street parking is also provided, a good portion of which is required to serve the office building on the westerly site.

In addition to moving their rehabilitation functions to new facilities in Richmond, the W.C.B. will be relocating their administrative functions to Richmond within three years. During this three-year period the W.C.B. are contemplating relocation of their administrative functions to the vacated rehabilitation facilities across Heather Street to the east or, alternatively, to a variety of W.C.B. office facilities scattered throughout the Lower Mainland. Sale of the existing office facilities on the westerly site is being pursued in any event.

R.C.M.P. PROPOSAL

Public Works Canada have submitted a concept plan for the expansion and redevelopment of the present R.C.M.P. site. A copy of the site plan submitted is attached as a Appendix A. Attached as Appendix B is a letter dated March 1st, 1979 from Mr. R.E. Fahey of Public Works Canada outlining the proposed development.

The main features of the proposal include:

- (a) Acquisition and use of the existing W.C.B. office building to the south.
- (b) Northerly extension of the parking area to the west of the W.C.B. office building and extension of the second level parking structure.
- (c) Retention of the Fairmont Barracks and the Crime Detection Laboratory.
- (d) Removal of all other buildings on the present R.C.M.P. site and construction of a new complex located between the Fairmont Barracks and the Crime Detection Lab, accommodating barracks, gymnasium, division stores, post garage, workshop, office accommodation, underground off-street parking and underground revolver range.
- (e) Provision of a surface parking area located on the west side of Heather Street towards the centre of the block, and
- (f) Reduction in vehicular access to two points from Heather Street.

The entire development will be phased over a number of years, commencing with interior renovation of the W.C.B. administration building. Construction of the new complex located between the Fairmont Barracks and the Crime Detection Lab is scheduled to commence in 1985. According to Mr. Fairey, commencement of this phase could be accelerated or delayed depending upon the availability of funding.

A total of 198 off-street parking spaces are presently provided on-site to serve the existing W.C.B. office building. The majority of these spaces are located to the west of the building in a surface parking area with a partial second tier parking structure adjoining the office building. Additional off-street parking is provided along the northerly property line and 18 guest off-street parking spaces are located off Heather Street. In addition to these 198 off-street parking spaces 114 spaces are developed on the northerly portion of the easterly site across Heather Street. A lease arrangement with a church located to the south of the site across West 37th Avenue provides an additional 40 off-street parking spaces. A total of 352 off-street parking spaces (including the 40 leased spaces) are therefore available to serve the existing W.C.B. office building. An off-street parking plan provided by a W.C.B. on March 9th, 1979 indicates provision of 181 off-street parking spaces to serve the rehabilitation facilities on the easterly site, which are now vacant. Parking overflow evidenced daily on the surrounding residential streets is admittedly related to the W.C.B.

The concept plan submitted by Public Works Canada proposes a total of 795 off-street parking spaces (including 339 underground spaces below the new complex scheduled for 1985). While further analysis would be required on the number and location of off-street parking spaces, those outlined in the concept plan appear to be reasonable based on the estimated 1986 and 1998 employee and visitor projections as outlined by Mr. Fairey. Detailed assessment would be undertaken once the concept plan has been further developed and submitted as a development permit application.

Existing Zoning

The existing R.C.M.P. site is zoned CD-1 under By-law No. 4665, enacted on November 28th, 1972. The only use permitted under the By-law is 'a use required by a public authority (R.C.M.P. Headquarters) and customarily ancillary uses'. Six conditions of development were established by Council at the Public Hearing, including the maximum floor space ratio of 0.5 excluding underground off-street parking and storage areas, and a maximum building height of 50 feet measured from the adjoining grades.

The Workers' Compensation Board lands comprising both sites at the northwest and northeast corners of Heather and 37th Avenue are also zoned CD-1 Comprehensive Development District under By-law No. 4393 enacted on December 3rd, 1968. Among those specific uses listed in this By-law is 'office complex'. Among those conditions established by Council resolution at the Public Hearing is a maximum floor space ratio of 1.0 and a maximum height of 48 ft. above the Heather Street elevation.

Figures supplied by Mr. Fairey indicate a first phase floor space ratio of 0.339. This would increase to 0.483 following completion of phase 2 - development of the new complex located between the Fairmont Barracks and the Crime Detection Lab.

Approval Procedure

While the Workers' Compensation Board lands to the south of the R.C.M.P. site are zoned CD-1 under a separate By-law, 'office complex' is a permitted use and would appear to be consistent with the proposed use of the existing facilities by the R.C.M.P. Phase 1 of the development proposal involves demolition of various sundry buildings on the R.C.M.P. site, provision of additional off-street parking spaces and alteration of vehicular traffic circulation within the enlarged site. This phase could be accommodated under the existing CD-1 By-laws and would not require amendment of the existing conditions of development established by Council resolution.

The second phase of the proposed development entails construction of a new complex located between the Fairmont Barracks and the Crime Detection Lab. The figures available at present and the preliminary drawings submitted indicate that this phase would also comply with the maximum floor space ratio and height provisions established by Council resolution.

Based on the concept plan and the information submitted it appears that neither rezoning nor amendment to the conditions of development established by Council resolution are required. The concept proposal, once formalized, could be assessed under the development permit application process. Input from area residents would be accommodated through the development permit notification procedures. While a rezoning of the entire site to a new CD-1 Comprehensive Development District is desirable for administrative purposes, such a rezoning may be initiated at any time in the future.

Conclusion

Given that the Workers' Compensation Board have relocated a portion of their facilities to Richmond and are proceeding towards total relocation, the use of the existing W.C.B. office building by the R.C.M.P. is appropriate. Details of this and subsequent redevelopment of the existing R.C.M.P. lands as outlined in the concept plan can be assessed upon submission of a development permit application. The concept plan is worthy of support in principle.

Recommendation

The Director of Planning recommends:

That the concept plan for expansion and redevelopment of the present R.C.M.P. site as illustrated in the drawings stamped 'Received, City Planning Department, March 5th, 1979' be approved in principle, with further analysis to be undertaken upon submission of a development permit application."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

552
C

MANAGER'S REPORT

March 16, 1979

TO: Vancouver City Council

SUBJECT: Name Tags for Members of Vancouver Police Department

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

On October 19, 1976, by Order in Council, regulations were made pursuant to the B.C. Police Act, that required:

- "8. (1) A silver badge, metal or plastic, bearing an identification number or name, shall be worn above the right breast pocket of all uniform officers, but the wearing of an identification badge by executive and senior officers shall be at the discretion of the Chief Constable."

The regulations further state at Section 2. (2):

"....full compliance is required by the 1st day of October, 1979."

The same Order in Council also provided:

- "8. (3) An identification card, wallet size, white with dark blue printing, shall be issued to each member and shall bear the following information:
- (a) The front side shall clearly identify the municipality and the police department, state the full name of the holder, his date of appointment as a peace officer and present rank and shall bear the signature of the Chief Constable.
 - (b) The reverse side shall bear a photograph and right index fingerprint of the holder and his social insurance number, blood group and signature."

To meet the requirements of Section 8 (1), the Police require authorization for 2,000 name tags at a cost of \$2,500.

To meet Section 8 (3), the Police proposed to acquire a rotary system unit for manufacturing identification cards at a cost of \$6,833.

This unit would almost pay for itself in the initial issue of the new cards, and will also be used for updating the cards and will be available to other civic departments who may need to provide I.D. cards.

Both items were submitted by the Police to the staff budget review committee and were approved by that committee, and they are included as a first priority in the budget which will be submitted to Council through the Finance Committee.

The Acting Chief Constable has now requested advance approval of these two items, totalling \$9,333, so that orders can be placed in time to meet the deadlines of the Police Act.

I RECOMMEND that Council approve the request of the Acting Chief Constable.

FOR COUNCIL ACTION SEE PAGE(S) 505

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

MARCH 8, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 8, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Gerard
 Alderman Little (Clauses 2 to 8)
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Nursing Home Facilities in the City of Vancouver

The Committee, at its meeting on February 8, 1979, received for information a Manager's report dated December 29, 1978 on nursing homes.

The Chairman has requested the report (copy circulated) be again placed on the agenda.

Appearing before the Committee on this matter were the Acting Medical Health Officer, the Director of Environmental Health, Dr. Gerry Walters, administrator of the Long Term Care Program, and Ms. Barbara Donnelly of Community Care Facilities Licensing.

The Committee noted from the December 29, 1978 Manager's report that as of November 30, 1978, a total of 979 persons requiring long term care were awaiting placement in care facilities. The Committee requested some comment on the current status.

The Health Department representatives responded the waiting list is still over 900 persons and many of these individuals are now in personal care facilities. The City has approximately 2,500 personal care beds and 535 beds for intermediate (higher level) care. Eighteen hundred (1,800) persons require intermediate care and as there are only 535 such beds available, approximately 1,300 persons requiring intermediate care are housed in personal care facilities.

The level of staff in personal care facilities is being upgraded to provide a higher level of care, but most of the personal care buildings do not meet the physical standards required for the intermediate level of care.

Many of the personal care buildings cannot economically be converted to intermediate care facilities and, the Committee was told, the long term solution is for new construction. Plans are on drawing boards for the construction of intermediate care facilities totalling approximately 500 beds, of which 130 will be in Champlain Heights, 120 in False Creek, 55 at 22nd and Renfrew and 200 at Haro Park. These 500 beds may be available within twenty-four (24) months, leaving a deficit of 800 intermediate care beds.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 8, 1979

(I-2)

Clause No. 1 Continued

The Health Department representatives explained major problems in developing appropriate intermediate care facilities include a lack of suitable land in the City and the financing formula of Central Mortgage & Housing Corporation, which allocates \$28,000.00 per unit for intermediate care facilities, of which only \$2,500.00 can be for land costs.

This land costs allocation for land within the City of Vancouver is usually inadequate. The Committee was also advised that Central Mortgage & Housing Corporation has committed itself to one-third more projects than funds are available for this year.

The Health Department representatives also stated they have some concern that proper amenities should be provided in new intermediate care facilities.

Following discussion, it was

RECOMMENDED

THAT the report received this date from the Health Department, regarding nursing home facilities, be received and the matter be deferred for further consideration at a future meeting of the Committee to which the manager and the architect of social housing of Central Mortgage & Housing Corporation and the Provincial Long Term Care architect be invited.

2. Extension of Hours - Burrard Hotel "Pub"

The Committee had before it for consideration a Manager's report dated February 16, 1979 in which the Director of Permits & Licenses reported as follows:

"A letter has been received from the Burrard Hotel, 712 Richards Street, requesting Council approval to keep their Class A "Pub" open from 11:30 A.M. to 1:30 A.M. for Friday and Saturday only.

The Police Department advise they have no objection to the extension of hours for the "Pub".

In view of the comments from the Police Department, which is responsible for patrolling liquor premises, I RECOMMEND the request from the Burrard Hotel be approved."

It was

RECOMMENDED

THAT the application of Burrard Hotel to keep their Class "A" pub open from 11:30 A.M. to 1:30 A.M. Fridays and Saturdays be approved.

3. Progress Report - Hotel Vancouver Upgrading

The Committee had before it for consideration a Manager's report dated February 16, 1979, on the upgrading program at the Hotel Vancouver, in which the Fire Chief reported as follows:

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 8, 1979

(I-3)

Clause No. 3 Continued

" The Fire Chief reports that series reports #11 and #12 have been received from Mr. D. S. Harris, solicitor for Canadian National Hotels and these reports may be summarized as follows:

Sprinkler Installation Program

Installation of this system is slightly ahead of schedule. It is anticipated that the installation will be complete in April 1979.

Fire Alarm System

Completion of this system will follow close upon completion of the sprinkler installation. The only delay anticipated, may be the supply and installation of the master control panel, but in any event, the entire system will be operational well within the time frame set for compliance by City Council.

Architectural Modifications

- a) Guest Room Door Upgrading
 Now complete.
- b) Miscellaneous Fire Separations (i.e. Door Closures, Wire Glass Windows, etc.)
 Progressing satisfactorily - near completion.
- c) Stairwell Enclosures and Exits from Assembly Areas
 This phase of the program has now been given to Keen Engineering to prepare working drawings. It is expected that the structural modifications will start within the next few months.

The time frame set by Council calls for completion of the entire upgrading program by August 9, 1979.

The Fire Chief is satisfied that reasonable progress is being maintained by the hotel owners to upgrade this building. "

Appearing before the Committee on this matter was Chief Fire Warden Birnie who reminded the Committee the deadline by which all upgrading at this hotel must be completed is August 9th, 1979.

Drawings for construction of new stairways to the public assembly areas have been finalized but tenders have not yet been called and hotel officials have advised the Chief Fire Warden they anticipate completing the work within three months.

The Committee instructed the Chief Fire Warden to monitor the progress at the Hotel Vancouver carefully, and it was

RECOMMENDED

THAT the Manager's report dated February 16, 1979, on the Hotel Vancouver upgrading program, be received.

4. Family and Juvenile Court Committee

The Committee, on February 8, 1979, deferred consideration of the annual report (copy circulated) from Council's Family and Juvenile Court Committee pending an appearance before the Committee of representatives of British Columbia Buildings Corporation to discuss upgrading of the premises they lease from the City at 2625 Yale Street and progress toward construction of a new Family and Juvenile Court.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 8, 1979

(I-4)

Clause No. 4 Continued

Appearing before the Committee this date was Mr. T. J. L. McKinney, Vice-President, Planning and Client Services, British Columbia Buildings Corporation, with his architect for the new court project planned for the northwest corner of 12th and Cambie. Representatives of the City's Family and Juvenile Court Committee were also present and distributed copies of a new report (Appendix "B") indicating that problems at 2625 Yale Street are being rectified.

Mr. McKinney and the project architect for the new court displayed for the Committee preliminary drawings of a new three-storey 45,000 square foot structure to be constructed on Provincial property at 12th and Cambie for a new juvenile court building and details of the building were explained to the Committee. The new structure will contain five court rooms and B.C. Buildings Corporation expects to apply for a preliminary development permit the first week in April following which it will apply to the Treasury Board for approval of the estimated \$4-Million the building will cost.

Mr. McKinney anticipated construction will commence in August or September and be completed by August 1980.

Following discussion, it was

RECOMMENDED

THAT the report received this date from the Family and Juvenile Court Committee and the verbal report from Mr. T.J.L. McKinney of B.C. Buildings Corporation and his architect, be received.

5. Balmoral Hotel, 159 East Hastings Street

The Committee had before it for consideration a Manager's report dated February 20, 1979 (copy circulated) in which the Director of Permits & Licenses, following receipt of a letter from the Downtown Eastside Residents' Association, reported on the status of several deficiencies in the building.

Appearing before the Committee on this matter was a representative of the Downtown Eastside Residents' Association who advised the Committee there are still dangerous carpets on the stairway in the building and a recently installed handrail is very flimsy.

A spokesman for the Permits & Licenses Department advised the department will recheck the hotel on March 12th to ensure the necessary repairs have been made.

During discussion, the Committee noted that the Balmoral Hotel had previously been well run and this apparently is no longer true. There has been a recent change in the management of the building.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 20, 1979, on upgrading at the Balmoral Hotel, be received and the Director of Permits & Licenses report back to the Committee two meetings from this date on the condition of the hotel.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 8, 1979

(I-5)

6. Request for Endorsement of an Application to
 Health and Welfare Canada for a Research Project

The Chairman had agreed to hear a delegation from Ms. Linda McNutt and Mr. Bruce McNeill and they appeared this date to speak to their proposal to seek funding from Health and Welfare Canada to undertake a research study of young male prostitutes in the Davie Street area. They are seeking an endorsement from the City for their project.

During discussion the Committee pointed out a number of studies on this subject have been undertaken and that the problem of male prostitution has diminished.

The Committee felt that in view of the fact that studies have already been done and the number of male prostitutes has decreased, Ms. Linda McNutt and Mr. Bruce McNeill should be allowed time to reconsider their proposal.

It was

RECOMMENDED

THAT the application of Ms. Linda McNutt and Mr. Bruce McNeill be deferred to the next meeting of the Committee to permit a representative of the Social Planning Department time to explain to Ms. McNutt and Mr. McNeill studies which have already been done on male prostitution in Vancouver.

7. Liquor Store at Hastings and Main Streets

The Committee had before it for consideration a Manager's report dated February 6, 1979, in which the Chief Constable and the Director of Social Planning reported as follows:

"On August 29th, 1978, City Council recommended that the Director of Social Planning report to Council on the operation of the liquor store at Hastings and Main Streets.

In September, 1978, Social Planning staff met with the Vancouver Police Department to discuss general problems involving the liquor store at 238 East Hastings. The Police reported that drunkenness and an increasing number of strong armings in the area was a concern. They were planning to assign two beat constables to the area on a trial basis. The beat constables would monitor the activity on the street as well as in the liquor store.

After a four month period the Vancouver Police Department reports:

- (a) a significant decrease in drunkenness and strong arming in the area;
- (b) the liquor store is being reasonably well managed with no sale of liquor to intoxicated persons; and,
- (c) the visibility of the constables has resulted in an improved street environment and reduced criminal activity in the area.

The Vancouver Police are assigning two constables to this area on a permanent basis. The constables will work during the day and afternoon shifts. The Police Department will continue to monitor the activity on the street, the liquor store and the area in general. If problems such as drunkenness and strong armings should arise again, the Vancouver Police Department will be in contact with Social Planning Department staff and both will review the situation."

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 8, 1979

(I-6)

Clause No. 7 Continued

A representative of the Planning Department appeared before the Committee on this matter.

During discussion the Committee indicated it wished to be provided status reports regarding conditions at the Hastings and Main Streets liquor store.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 6, 1979, on the liquor store at Hastings and Main Streets, be received and the Director or Social Planning be requested to report back to the Community Services Committee on this matter in three months.

8. Rooming House at 634 East Georgia Street

Council, on February 20, 1979, referred back to the Community Services Committee the attached clause from its meeting of February 8, 1979, in which the Committee recommended the owner of 634 East Georgia Street be advised that phase 1 of the upgrading required at the building be completed within three months and phase 2 be held in abeyance until the report from the Downtown Housing Implementation Committee has been received.

Mr. Humphrey Killam, owner of 634 East Georgia Street, and the Director of Permits & Licenses appeared before the Committee on this matter.

During discussion, Mr. Killam indicated that he cannot afford to complete the phase 1 items within three months and also inquired what the City is doing about other buildings in the downtown eastside which do not comply with all City regulations.

It was also noted during discussion that the Director of Permits & Licenses, in a Manager's report which was considered at the February 8, 1979 Community Services Committee meeting, recommended Mr. Killam be allowed twelve (12) months to complete the phase 1 renovations.

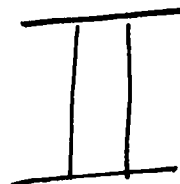
The building Mr. Killam owns at 634 East Georgia Street is sprinklered, but in 1976, City Council increased its standards for such buildings and the Deputy City Manager pointed out the forthcoming report from the Downtown Housing Implementation Committee addresses the matter of higher standards for buildings whose owners had been previously told sprinklers were sufficient.

Following discussion, it was

RECOMMENDED

THAT the matter of upgrading of 634 East Georgia Street to meet City by-law requirements be deferred until the Community Services Committee has considered the report from the Downtown Housing Implementation Committee.

The meeting adjourned at approximately 3:00 P.M.



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 8, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 8, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Airport Planning Process

The Committee considered a report of the City Manager dated February 19, 1979 (copy circulated) in which the Director of Planning states that the airport problems are very important ones, needing concerted efforts to resolve. However, negotiations are clearly not working and are not an efficient or an effective use of staff time.

If the airport issues are to be successfully resolved, it is essential that the various governments and organizations involved agree to a process of consultation based on trust and mutual respect. That process would seem to require at a minimum that all involved parties feel confident:

- a) that their objectives and concerns are being adequately represented;
- b) that they are being heard and understood by those responsible for making decisions on the airport matters; and
- c) that information used in making decisions is openly accessible to all.

The Director of Planning recommended:

- a) That Council appoint a Committee of its members to meet directly with the Federal Minister of Transport and with other interested ministries, organizations, and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, and the Community Forum on Airport Development.
- b) That the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above.

The Chairman suggested that he, the Vice-Chairman of the Committee and the Mayor form the Committee referred to in the Director of Planning's recommendations.

Part Report to Council
Standing Committee of Council
on Planning and Development
March 8, 1979

(II-2)

Clause No. 1 cont'd:

After discussion the Committee

RECOMMENDED

- A. THAT the Mayor and the Chairman and the Vice-Chairman of the Standing Committee on Planning and Development meet directly with the Federal Minister of Transport and with other interested ministries, organizations, and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, and the Community Forum on Airport Development.
- B. THAT the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above.

2. Liaison Aldermen

The Chairman noted that he, as well as the Mayor, had received correspondence from various Neighbourhood Improvement Program and Local Area Planning Committees requesting the appointment or re-appointment of Liaison Aldermen. He noted that there had been no official request from the Downtown Eastside for a Liaison Alderman.

The Committee

RECOMMENDED

THAT the following be appointed as Liaison Aldermen to the various Local Area Planning/Neighbourhood Improvement Committees:

| | | |
|-------------------|---|---|
| Alderman Bellamy | - | Grandview-Woodlands (L.A.P. & N.I.P.) |
| Alderman Boyce | - | Champlain Heights (L.A.P.) Kensington (N.I.P.) |
| Alderman Ford | - | Riley Park (N.I.P.) |
| Alderman Gerard | - | Mt. Pleasant (N.I.P.) |
| Alderman Harcourt | - | Kitsilano (L.A.P. & N.I.P.) |
| Alderman Marzari | - | Kiwassa (N.I.P.) |
| Alderman Puil | - | Marpole (L.A.P.) |

The meeting adjourned at approximately 2:15 p.m.

* * * *

FOR COUNCIL ACTION SEE PARAGRAPH 506/507

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



March 8, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 8, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman D. Bellamy, Chairman
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

ABSENT: Alderman W. Kennedy

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of February 15, 1979, were adopted.

RECOMMENDATION

1. Request for Pedestrian Actuated Signal:
Intersection of Fraser Street and 20th Avenue

The Committee had for consideration a Manager's Report dated February 19, 1979 (circulated), in which the City Engineer reported on a study of pedestrian crossing conditions at the intersection of Fraser Street and 20th Avenue, conducted as a result of a citizens' petition requesting a pedestrian actuated signal at this location.

The City Engineer reported an analysis of the traffic conditions and the application of the pedestrian crossing warrant approved by Council, indicated a pedestrian actuated signal was not warranted at the intersection.

Mr. D. Rudberg, Assistant City Engineer, addressed the Committee and stated the study conducted by the Traffic Division covered existing conditions at the intersection, traffic volumes and speeds, and accidents recorded for intersections on Fraser between 17th and 20th Avenues. It was found reported pedestrian accidents at 20th Avenue (one in 1978, none in the years 1973 to 1977) were comparable to other intersections in the study area. Pedestrian crossing activity at 20th Avenue was considerably lighter than in the commercial area a few blocks away. The Kensington and Riley Park Area Planning offices had been consulted but neither attached importance to the intersection at 20th in terms of other priorities in their respective areas.

Constable Fred Ells, head of the Police School Patrol Branch, advised he had carried out two surveys, particularly noting the number of school children using the crossing - two elementary and 23 secondary. He felt there was not sufficient traffic or number of students crossing to warrant a school patrol.

Clause 1 continued

There was very light traffic turning movement, visibility was excellent with clear views of the intersection in both directions. Constable Ells said he agreed with the City Engineer's conclusions.

Mr. Alf Worthington, 3543 Fraser Street, addressed the Committee on behalf of the petitioners and Royal Canadian Legion, Lord Nelson Branch 68, located at the southwest corner. He questioned accident statistics referred to in the Manager's Report, and stated his residence overlooked the intersection and he had personally witnessed eight car accidents, two involving pedestrians, between August 1977, and September 1978. Mr. Worthington also noted 140 students attended Glad Tidings Temple School on the northeast corner, and approximately half crossed Fraser at 20th on a regular basis. If a signal was not warranted, he felt a painted crosswalk with warning signs should be installed as a minimum safety measure.

Following discussion, the Committee

RECOMMENDED

THAT a painted crosswalk and warning signs be installed on Fraser Street at 20th Avenue.

2. Cancellation of Exclusive Bus Lane on Seymour Street

In a City Manager's Report dated February 26, 1979, the City Engineer reported on a proposal to cancel the exclusive bus lane on Seymour Street from Drake to Cordova. The proposal was generated by staff in consultation with B.C. Hydro and the Police Department.

The City Engineer reported as follows:

"During the construction of the Granville Mall, all north-bound transit traffic on Granville was re-routed onto Seymour Street. To accommodate the increased volume of buses, the east lane of Seymour Street was designated an exclusive bus lane. In 1975, after Granville Mall was opened, the restrictions on automotive use of the lane were reduced to be effective 7-9 a.m. and 3-6 p.m. only, on weekdays. In 1977, in conjunction with the introduction of SeaBus, all local services were routed onto Granville Mall, leaving only the Fastbus services on Seymour, and these all turn left at Dunsmuir.

Analysis

In review of transit operating conditions on Seymour Street, the following points were noted:

- a) When the exclusive transit lane was designed, traffic on Seymour exceeded 100 transit vehicles in the peak hour and the majority of these were local services which both loaded and unloaded passengers on Seymour Street. The peak hour traffic occurred during the P.M. rush when loading (slower than unloading because of fare collections) predominated.
- b) Now the peak hour traffic is 40 transit vehicles in the A.M. rush. These vehicles are all Fastbus services from the southern suburbs and are unloading only.

Clause 2 continued

- c) For other times of the day, including the P.M. rush, only 16 vehicles per hour use the lane, again unloading. The additional service for the P.M. rush operates on Hornby and Howe.
- d) North of Dunsmuir, no transit traffic uses the exclusive bus lane and all signs identifying the lane are covered.
- e) The Police report that the obvious lack of heavy transit traffic on Seymour Street has led to difficulty enforcing regulations pertaining to the exclusive bus lane.

In consideration of the above points, it is concluded that the exclusive lane is no longer needed or justified. B.C. Hydro Transit engineering staff have been consulted and concur with this conclusion.

In accord with the foregoing, it is recommended:

- A. That the exclusive transit lane on the east side of Seymour Street from Drake to Cordova and the associated turning regulations be cancelled; and
- B. That the bus stop on northbound Seymour at Dunsmuir be cancelled."

RECOMMENDED

THAT the recommendations contained in the Manager's Report dated February 26, 1979, be approved.

3. Champlain Heights Transit Changes

On February 8, 1979, the Committee reviewed transit schedule revisions for Champlain Heights and expressed concern that service cutbacks in the evenings and on Sundays and Holidays would result. The Committee recommended, and Council subsequently approved, the following resolution:

"That B.C. Hydro be requested to continue to provide the present 20 minute service during nights and on Sundays on the #26 Boundary route and the half mile extension. If B.C. Hydro is unwilling to accede to this, then Council request the following service be provided:

- 15 minute service on the present route and half mile extension during the daytime and evening Monday through Saturday.
- 20 minute service on the present route during nights and all day Sunday."

Before the Committee for consideration was a communication dated February 26, 1979, from Mr. Larry E. Wight, General Manager, Transit, B.C. Hydro, commenting as follows:

Clause 3 continued

"The recent extension of the 26 Boundary service from 54th and Boundary southward to a point immediately south of Rumble on Matheson in the Champlain Heights area was discussed with officials of the City Engineering Department and it was agreed that service would be extended effective 16 February 1979 within the framework of the present hours of service and the present number of transit vehicles assigned to the Boundary route.

Under this arrangement it has been possible to extend coverage and to retain the previous 15 minute service during rush hours, mid day and evenings.

The only change is after 9:30 p.m. and all day Sundays and Holidays where the former 20 minute service has been extended to 30 minutes. During those periods only one bus is assigned to the route and the added distance cannot be accommodated in the former 20 minute round trip time.

The 30 minute service during those periods seems reasonable in view of the light ridership at those times. In addition, because the connecting 8 Davie-19 Kingsway service to and from downtown operates on a 15 minute frequency during these periods, direct connections are now provided at Joyce Loop with the 30 minute Boundary service, thus offering more convenient transfer opportunities than under the former 20 minute service.

For those reasons we can't agree that any change during the periods referred to is warranted."

The Assistant City Engineer, Traffic Division, recalled that when the proposed service extension had been considered by the Committee on December 7, 1978, the Committee had noted the cutbacks and restriction of service but felt it was important to get a transit service into newer areas of Champlain Heights, to meet the needs of the incoming residents.

The Chairman expressed concern on existing bus service south from the Joyce Road Loop. Committee Members discussed the procedures available to municipalities for improving bus service following the UTA take-over of transit operations. The City Manager advised the UTA intended to provide opportunities to improve bus service four times a year; however, it was not known if this would be affected by the recent change in the take-over date.

It was agreed the #26 service be monitored to assess the effect of the revisions which were introduced on February 16, 1979.

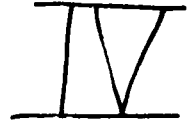
RECOMMENDED

THAT B.C. Hydro be advised Council reaffirms its opposition to any cutbacks in the #26 Boundary transit service.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 508

The meeting adjourned at approximately 3:50 p.m.



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 8, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 8, 1979, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Little (Deputy Chairman)
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Puil (Civic Business)

CLERK: G. Barden

RECOMMENDATION

1. Vancouver Public Aquarium
Association - Grant Request

At the request of the Vancouver Public Aquarium Association, it was agreed to defer this matter to the next meeting of the Committee.

2. Health Department Lifestyle
Project - Update

On November 22, 1977, City Council passed the following motion:

"THAT the Medical Health Officer report back to the Finance Committee on the possibility of developing a Lifestyle Program subject to favourable financial support from the Federal Government."

The Committee considered the attached Manager's report dated February 9, 1979, wherein the Medical Health Officer gave an update on the Health Department Lifestyle Project.

Dr. Frederick Bass, Director of the Lifestyle Project and Dr. T. MacLean attended the meeting and explained that negotiations with the Federal Government had failed to produce the funding anticipated for the project but the door is not closed. They had been successful in securing a grant of \$45,000 from the B.C. Health Care Research Foundation to develop a program effective for self-management of smoking and weight control. This project began March 1, 1979, and will be completed February 29, 1980. Dr. Bass reviewed with the Committee the additional programs in the Health Department's Lifestyle Project which are outlined in the Manager's report.

The Committee questioned the effectiveness of such programs and fees charged. Dr. Bass explained that there have been benefits found with people who want to quit smoking but need help to accomplish it, however, he would hope to be able to make those kinds of assessments in two or three years and would like to report back to the Committee at that time. Also, he felt they should perhaps have a fee structure and he would like to report back on a more specific proposal in this regard. The Committee agreed Dr. Bass should review these matters and report back at an appropriate time.

cont'd....

Report of Standing Committee
on Finance & Administration,
March 8, 1979 (IV - 2)

Clause No. 2 cont'd

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 9, 1979, be received for information.

3. Employee Fringe Benefit Plans

The Committee considered the attached Manager's report dated February 15, 1979, wherein the Director of Personnel Services reported on Employee Fringe Benefit plans. The Chairman of the Finance Committee had requested that an analysis be conducted of the various fringe benefit plans which are provided to civic employees in order to ensure that they have been arranged on the most economical basis possible.

The Director of Personnel Services attended the meeting and reviewed with the Committee the reasons why such an analysis should be done as outlined in the Manager's report. The proposed analysis is very complex and requires a level of expertise not available in any City Department. There are several consulting firms in Vancouver who specialize in this particular field and it has been indicated that it would cost no more than \$5,000 for a consultant to carry out such an assignment.

Following discussion, it was

RECOMMENDED

- A. THAT the City Manager, the Director of Personnel Services and the Director of Finance be authorized to solicit specific proposals from appropriate consultants to conduct an analysis of the City's fringe benefit plans with a view to recommending courses of action which would effect economies.
- B. THAT these proposals be reported back to the Standing Committee on Finance and Administration with a recommendation as to which to accept, for the approval of the Committee and Council.

4. Departmental Reorganization -
Permits & Licenses Department

On November 10, 1977, the Standing Committee of Council on Finance and Administration held a special meeting to consider the Departmental Review Report of the Department of Permits and Licenses and on November 17, 1977, City Council approved the resolutions quoted by the Director of Permits and Licenses followed by his report on each of them for information and/or recommendation.

The Committee considered the attached Manager's report dated March 1, 1979, wherein the Director of Permits and Licenses reported on each of the specific resolutions.

The Committee centered its discussion on Resolution 'C':

"That the organization and manpower requirements in the Development Division be reviewed."

cont'd....

Report of Standing Committee
on Finance & Administration,
March 8, 1979 (IV - 3)

Clause No. 4 cont'd

Mr. R. Hebert, Director of Permits and Licenses, advised that over the past eight months he and the City Manager have studied and monitored the manpower and organization of the entire Department with a view to determining what type of structure would best serve the public and possibly improve the effectiveness and efficiency of the Department. Mr. Hebert reviewed with the Committee the proposed reorganization of the Development Division as outlined in the Manager's report. It was noted that with the integration of the inspection functions under the new Building Use Control Group, two License Inspector positions can be eliminated through attrition and the reclassification of a structural engineer to a non-professional position in the Construction Control Division, the proposed reorganization will generate a net cost savings of about \$33,000 per year.

The Director of Permits and Licenses further reported that the Downtown Housing Implementation Committee and the Medical Health Officer are recommending that the lodging house inspector function of the Health Department be transferred to the Permits and Licenses Department. It was suggested that a decision on the lodging house inspectors' positions included in the Permits and Licenses reorganizational chart should be held in abeyance pending a review of the reports from the Medical Health Officer and the Downtown Housing Implementation Committee.

The Committee questioned the Occupancy Permit Procedure system and requested that the Director of Permits and Licenses give a progress report to the Committee as soon as convenient.

The Committee commended the Director of Permits and Licenses on the streamlining of his Department. Following further discussion, it was

RECOMMENDED

- A. THAT City Council approve the reorganization described in the Manager's report under Resolution 'C' except for the lodging house inspectors' positions which will be held in abeyance pending reports from the Medical Health Officer and the Downtown Housing Implementation Committee.
 - B. THAT the Director of Personnel Services be instructed to review the reorganization for appropriate reclassification and job description.
5. Council Members' Travel Expense & Mayor's Fund - Policies and Regulations

On February 20, 1979, City Council referred the attached Manager's report dated February 16, 1979, to the Finance Committee for consideration, wherein the Director of Finance reported on Council Members' Travel Expense and Mayor's Fund - Policies and Regulations.

Committee members centered discussion on authority for the travel and expenses of the spouse of elected officers at special functions and it was largely agreed that such expenses should not be paid for by the City.

Following further discussion, it was

cont'd....

Report of Standing Committee
on Finance & Administration,
March 8, 1979 (IV - 4)

Clause No. 5 cont'd

RECOMMENDED

- A. THAT the policies and regulations contained in the Manager's report for City Council Travel Expenses and the Mayor's Fund be adopted with the following amendment under Section 1 - C - third paragraph to read:

"Authorities granted in these instances will not include the authority for the travel and expenses of the spouse of the elected officer."

- B. THAT the Outside Boards of the City be advised of the travel regulations contained in this report and that parallel authorities and regulations be adopted for their Board Members.
- C. THAT the per diem travel allowance paid to City elected and appointed officials be raised from \$35 to \$40 effective immediately.
- D. THAT the motion approved by City Council on February 20, 1979, - "that if any free air passage is offered and accepted by an elected official, the official be required to publicly declare this" be incorporated into the rules and regulations on Council Members' Travel Expense and Mayor's Fund.

6. 1981 World Cross-Country Championship for
Vancouver - B.C. Track & Field Association -
Reception

On March 6, 1979, City Council referred a letter dated February 26, 1979, from the B.C. Track & Field Association to the Finance Committee for consideration. The letter advised that the Canadian Track & Field Association - B.C. Branch, has put in a bid for the 1981 World Cross-Country Championships for Vancouver.

The Association proposes to hold a reception in Ireland for the International Amateur Athletic Federation and requested a contribution from the City for \$100.00 to help defray expenses.

It was

RECOMMENDED

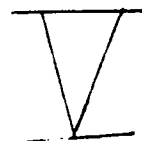
THAT Vancouver City Council approve a grant of \$100.00 to the B.C. Track & Field Association.

COUNCIL ACTION SEE PAGE(S) 508/509

- - - - -

The meeting adjourned at approximately 4:45 P.M.

- - - - -



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 15, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 15, 1979, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION

1. Park Board Departmental Review and 5% Budget Reduction

The Committee considered a Manager's Report dated March 12, 1979 as follows:

"On December 12th, 1978, City Council approved the following recommendation:

'THAT the \$37,000 reduction in the Board's 1979 operating and maintenance budget be approved and the Park Board report back to the Finance Committee early in 1979 on the balance of the target 5% budget reduction.'

The Park Board's recent budget submission did not reflect the reductions necessary to meet Council's resolution nor was there any additional information provided on potential reductions.

Upon enquiry, we have been advised that the Park Board does not intend to submit any further material to the Committee related to this budget reduction unless further instruction is received from Council. In view of the outstanding Council resolution, the Committee may wish to request the Board to meet with them to discuss the potential for further reductions in the 1979 budget. Since a significant part of the year has already passed and budget approvals will be given within the next month, this meeting should take place quickly.

The City Manager therefore RECOMMENDS that the Finance and Administration Committee convene an early meeting with the Parks Board with a view to discussing the potential for further budget reductions in the Board's 1979 Budget."

The Committee agreed that a special meeting should be held with the Park Board to review the total budget of the Park Board for 1979, the proposed cuts and also the 1978 budget and reductions made to date. The Park Board was requested to come prepared with figures on increases in revenues, increases in fees, how much has been implemented etc. The Committee felt all members of Council should be urged to attend.

Following further discussion, it was

Part Report of Standing Committee
on Finance & Administration,
March 15, 1979 (V - 2)

Clause No. 1 cont'd

RECOMMENDED

THAT a special meeting be scheduled for Thursday, March 22, 1979 at 3:30 p.m. between the Park Board and the Finance Committee and that a special effort be made for all members of Council to attend.

2. Stanley Park Seawall Pedestrian Cycle Path

The Committee considered the attached Manager's Report dated March 8, 1979 wherein the Director of Finance reported as follows:

"City Council on December 12, 1978 while dealing with the recommendations of the Finance and Administration Committee, passed the following recommendation:

'THAT consideration of this clause be deferred for discussion between the 1979 Finance Committee and the Park Board for a possible solution to this matter.'

The recommendations of the Finance and Administration Committee were as follows:

- (A) THAT the allocation from the 1979 Supplementary Capital Budget include the expected shortfall for 1978 and 1979 of \$147,700 as a first priority,
- (B) THAT any further shortfall be provided in the 1980 Supplementary Capital Budget as a first priority and
- (C) THAT upon receipt of any Provincial or any other funding that the Supplementary Capital Budget provision be reduced in that year,
- (D) THAT 50% of the allocation from the Supplementary Capital Budgets be taken from the Parks Board's allocations as a first priority, in light of the Council resolution of May 31, 1977.

To date the Committee has basically dealt with Recommendations (A) and (D) by approving (D) as an advance approval of Park Board 1979 Supplementary Capital Budget project and including the City's share (50%) in category 1, as a priority rating. In order to complete the proposed funding recommendation in (A) above, Committee should approve the "City's share" of the shortfall - \$73,850 - in advance of the final approval of the 1979 Supplementary Capital Budget."

Mr. V. Kondrosky, Superintendent of Parks, and Commissioner I. Bain, headed a delegation from the Park Board. On questioning they advised they have not received any indication as yet on funding for the Spring or Fall from the Federal Government but they have applied for \$50,000 for the Summer programme and they are hopeful of a favourable reaction to that. Once the Canada Works funding is determined they can apply for a grant from the Provincial Recreational Facilities fund.

Part Report of Standing Committee
on Finance & Administration,
March 15, 1979 (V - 3)

Clause No. 2 cont'd

The Committee expressed concern about further shortfalls if the Federal funding is not received as the City would be requested to share in further shortfalls. It was suggested that a limit should be placed on the City's share and any further shortfalls should come out of the Park Board 1980 Supplementary funds. It was also suggested that the Devonian Foundation might be receptive to extending the period of their grant in order that the Federal funding might be received. It was also felt that the Devonian group might feel more assurance that the project would be completed over a longer time frame.

Following further discussion, it was

RECOMMENDED

- i) THAT City Council approve \$73,850 in advance of the final approval of the 1979 Supplementary Capital Budget as the City's share of the \$147,700 shortfall.
- ii) THAT the Mayor and Chairman of the Park Board prepare a strong written submission to the Devonian Foundation to extend the time limit on their grant in order to work in harmony with the Federal Government contribution with a report back to the Finance Committee within two months.
- iii) THAT Recommendation B -- "that any further shortfall be provided in the 1980 Supplementary Capital Budget as a first priority" -- be deferred.

NOTE: The Committee took no action on Recommendation C -- "that upon receipt of any Provincial or any other funding the Supplementary Capital Budget provision be reduced in that year."

3. International Federation for Housing and Planning
International Congress
Goteborg, Sweden - May 14 - 19, 1979

On March 13, 1979 City Council referred to the Finance Committee the attached Manager's Report wherein the Director of Planning reported on the International Federation for Housing and Planning and International Congress to be held in Goteborg, Sweden from May 14 - 19, 1979. The purpose of the Congress is to provide an informed evaluation of successes and failures in planning and implementation in various neighbourhoods leading to ideas for improvements. The method to be used is to compare experience in four neighbourhoods in Goteborg with four neighbourhoods from other countries, namely:

Zalaegersberg (Hungary); Fliesenberg (Switzerland); Kungsladugard (Netherlands); and Canada (as exemplified by the Strathcona neighbourhood in Vancouver). The presentations from these four countries are to pay particular attention to economic, social and physical achievements and lessons learned which can be applied in future projects.

Because of the absence of staff with full knowledge and of the project, the Director of Planning arranged for Harry Pickstone, formerly Deputy Director of Planning and Chairman of the Strathcona Rehabilitation Committee during the implementation of the project, to represent the City. Mr. Pickstone has advised, following his

Part Report of Standing Committee
on Finance & Administration,

March 15, 1979 (V - 4)

Clause No. 3 cont'd

return from the pre-conference seminar, that a well-designed exhibit should support the City's presentation. It is estimated that the cost of the exhibit will be approximately \$8,000 (design, production, and transportation to and from Goteborg). The cost of attendance of a representative of the Strathcona community which has been suggested as desirable to assist in the presentation from a resident's viewpoint, would be approximately \$2,000. The total estimated cost would therefore be \$10,000.

It was noted at the meeting that CMHC is willing to provide partial funding equal to the City of Vancouver's contribution but not exceeding \$3,500 towards the creation and demonstration of a Canadian display of Strathcona at the Congress subject to having reasonable use of the exhibit for other conferences and similar purposes and that a member of CMHC Regional Office staff assist in advice on the exhibit. The Province has advised it will not be participating or making a contribution. The Director of Planning recommends that the City contribute an amount not exceeding \$5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses of one member of Strathcona community at the Congress.

The Committee was divided on the merits of the City participating in such a Congress and following discussion a Motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION.

THAT the City contribute \$5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses for one member of Strathcona community at the International Federation of Housing and Planning, International Congress, Goteborg, Sweden - May 14 - 19, 1979.

FOR COUNCIL ACTION SEE PAGE(S) 509/510